



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.



Village of Villa Park

20 South Ardmore Avenue, Villa Park, Illinois 60181-2696

PROCLAMATION RECOGNIZING OCTOBER 2025 AS ARTS DUPAGE MONTH

WHEREAS, Arts DuPage has reached out to the cities and villages in DuPage County on an annual basis, to gain support designating October as Arts DuPage Month; and

WHEREAS, the arts embody much of the accumulated wisdom, intellect, and imagination of humankind; and

WHEREAS, the arts enrich us as individuals and play a unique role in the lives of our families and our communities; and

WHEREAS, the arts improve our economy, enrich our civic life, drive tourism and commerce, and exert a profound positive influence on the education of our children; and

WHEREAS, the arts promote a better understanding of the diversified cultures within our communities and unify us regardless of age, race, and ethnicity; and

WHEREAS, the arts sector in DuPage County consists of 2,272 arts-related businesses and accounts for 4.2 percent of the total number of businesses in the region – a larger share of the economy than transportation, tourism, agriculture, and construction, while they provide 15,000 full time jobs within DuPage County; and

WHEREAS, the arts helped lead us through the darkest times by lifting our spirits, unifying communities, and providing entertainment. They also play a vital role in enlivening our public spaces, driving the economy, and elevating the appeal of our County.

NOW, THEREFORE, BE IT RESOLVED, that I, Kevin Patrick, Village President of the Village of Villa Park do hereby support the initiative and proclaim October 2025 as Arts DuPage Month in the Village of Villa Park, Illinois and call upon our community members to celebrate and promote the arts in DuPage County.

PROCLAIMED this 22nd day of September, 2025.

Village President

Attest:

City Clerk



Village of Villa Park Proclamation

**Proclaiming October 5 – 11, 2025
“Fire Prevention Week”**



WHEREAS, the Village of Villa Park is committed to ensuring the safety of all those who live and work in our community; and

WHEREAS, home fires killed 2,890 people in the United States in 2023, according to the National Fire Protection Association (NFPA), and fire departments in the United States responded to 332,000 home fires; and

WHEREAS, the 2025 Fire Prevention Week theme, “Charge into Fire Safety™: Lithium-Ion Batteries in Your Home™”; and

WHEREAS, the safe use and storage of lithium-ion batteries is vital for preventing fires, and proper charging, handling, and disposal are critical to public safety; and

WHEREAS, the Village of Villa Park is dedicated to reducing the occurrence of home fires and injuries through public education and fire safety initiatives; and

NOW, THEREFORE, I, Kevin Patrick, Village President of Villa Park, do hereby proclaim October 5 - 11, 2025 as Fire Prevention Week throughout this Village. I urge all the people of Villa Park to “Charge into Fire Safety” by learning more about lithium-ion battery safety and other vital fire prevention measures and to support the many public safety activities and efforts of the Villa Park Fire Department during Fire Prevention Week 2025.

READ AND PROCLAIMED THIS 22ND DAY OF SEPTEMBER 2025.

Village President

ATTEST:

Village Clerk



MEMORANDUM

TO: Village Board of Trustees
FROM:
DATE: September 22, 2025
SUBJECT: Swearing in of Sergeant Sonia Bregman.

RECOMMENDED ACTION:

BACKGROUND:

DISCUSSION:



MEMORANDUM

TO: Village Board of Trustees
FROM:
DATE: September 22, 2025
SUBJECT: Presentation of Landscaping Awards by F.U.N. Commission

RECOMMENDED ACTION:

BACKGROUND:

DISCUSSION:

**BILL LISTING TO BE PRESENTED
TO THE BOARD OF TRUSTEES ON**

09.22.25

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF VILLA PARK

EXP CHECK RUN DATES 08/25/2025 - 08/25/2025

POSTED AND UNPOSTED

OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 10 CORPORATE FUND					
Department: 000					
10-000-130204	VISION INSURANCE MAY - JUL	VISION SERVICE PLAN	VISION PREMIUMS MAY-JUL	961.27	None
10-000-130204	VISION INSURANCE AUG 2025	VISION SERVICE PLAN	VISION PREMIUMS AUG 2025	665.12	None
10-000-130204	RETIREE SUPPLEMENTAL PLAN	BESTCO BENEFIT PLANS LLC	RETIREE SUPPLEMENTAL PLAN MAY-JUL	2,504.80	None
10-000-130204	HEALTH INSURANCE; MAY-JUL	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; MAY-JUL 2025	63,070.63	None
10-000-130204	HEALTH INSURANCE; AUG 2025	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; AUG 2025	17,782.56	None
10-000-190515	DUE TO/FROM LIBRARY (BENEF	DEARBORN NATIONAL LIFE INS	LIFE INSURANCE 03.01.25 - 08.31.25	3,586.37	None
10-000-190515	VISION INSURANCE MAY - JUL	VISION SERVICE PLAN	VISION PREMIUMS MAY-JUL	1,922.60	None
10-000-190515	VISION INSURANCE AUG 2025	VISION SERVICE PLAN	VISION PREMIUMS AUG 2025	433.39	None
10-000-190515	HEALTH INSURANCE; MAY-JUL	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; MAY-JUL 2025	63,070.63	None
10-000-190515	HEALTH INSURANCE; AUG 2025	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; AUG 2025	6,789.53	None
10-000-210028	HEALTH INSURANCE; MAY-JUL	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; MAY-JUL 2025	63,070.63	None
10-000-210028	HEALTH INSURANCE; AUG 2025	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; AUG 2025	45,919.50	None
10-000-210037	VOLUNTARY ADDITIONAL BENEF	DEARBORN NATIONAL LIFE INS	LIFE INSURANCE 03.01.25 - 08.31.25	3,586.43	None
10-000-210515	HEALTH INSURANCE; MAY-JUL	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; MAY-JUL 2025	63,070.63	None
10-000-210515	HEALTH INSURANCE; AUG 2025	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; AUG 2025	11,741.17	None
10-000-210516	VISION INSURANCE MAY - JUL	VISION SERVICE PLAN	VISION PREMIUMS MAY-JUL	961.27	None
10-000-210516	VISION INSURANCE AUG 2025	VISION SERVICE PLAN	VISION PREMIUMS AUG 2025	1,025.12	None
Total Department 000				350,161.65	
Department: 110 PUBLIC AFFAIRS					
10-110-521000	WIRELESS SERVICE FROM 06/2	VERIZON WIRELESS PW	WIRELESS SERVICE FROM 06/27/25 to 07/	84.70	None
10-110-521100	3339429.0000 CONFLICT COUN	ANCEL GLINK DIAMOND BUSH	3339429.0000 CONFLICT COUNSEL SERVICE	9,827.75	None
10-110-521100	3339429.0000 CONFLICT COUN	ANCEL GLINK DIAMOND BUSH	3339429.0000 CONFLICT COUNSEL SERVICE	1,796.25	None
10-110-521100	3339429.0000 CONFLICT COUN	ANCEL GLINK DIAMOND BUSH	3339429.0000 CONFLICT COUNSEL SERVICE	435.00	None
10-110-521102	ADMINISTRATIVE HEARINGS	OTTOSEN DINOLFO	ADMINISTRATIVE HEARINGS	1,245.50	None
10-110-529900	C4 RENEWAL	CASTUS CORPORATION	C4 RENEWAL	1,200.00	None
Total Department 110 PUBLIC AFFAIRS				14,589.20	
Department: 120 MANAGER-ADMINISTRATION					
10-120-521000	WIRELESS SERVICE FROM 06/2	VERIZON WIRELESS PW	WIRELESS SERVICE FROM 06/27/25 to 07/	84.70	None
10-120-529900	INTERNET SERVICE	COMCAST	INTERNET SERVICE 08/15/25-09/14/25	4,214.90	None
Total Department 120 MANAGER-ADMINISTRATION				4,299.60	
Department: 121 INFORMATION TECHNOLOGY					
10-121-527001	LAPTOP FOR GARAGE	DELL MARKETING LP	LAPTOP FOR GARAGE	1,358.75	None
10-121-529901	TIMECLOCK SOFTWARE	COMMEG SYSTEMS INC	TIMECLOCK SOFTWARE	950.00	None
10-121-529901	MANAGEENGINE LOG360 STAND	ZOHO CORPORATION	ANNUAL SUBSCRIPTION	7,246.00	None
10-121-529901	SUPPORT TO FIX CAMERA CAR	CTSI GROUP	SUPPORT TO FIX CAMERA CAR	145.00	None
10-121-529901	ON SITE COMMUNITY DEVELOPM	BS&A SOFTWARE	ON SITE COMMUNITY DEVELOPMENT TRAININ	9,170.00	None
Total Department 121 INFORMATION TECHNOLOGY				18,869.75	
Department: 130 FINANCE					
10-130-529900	LARIN TEMP CLERK W/E 05-11	CONNECT SEARCH LLC	LARIN TEMP CLERK W/E 05-11-2025	1,451.88	None
10-130-529900	LARIN TEMP CLERK W/E 05-11	CONNECT SEARCH LLC	LARIN TEMP CLERK W/E 05-18-2025	1,490.22	None
10-130-529900	LARIN TEMP CLERK W/E 05-25	CONNECT SEARCH LLC	LARIN TEMP CLERK W/E 05-25-2025	1,211.40	None
10-130-529900	LARIN TEMP CLERK W/E 05-25	CONNECT SEARCH LLC	LARIN TEMP CLERK W/E 05-31-2025	1,174.68	None
10-130-529900	LARIN TEMP CLERK W/E 05-25	CONNECT SEARCH LLC	LARIN TEMP CLERK W/E 08-03-2025	1,518.30	None
10-130-529900	PRODUCTION SERVICE #7 2025	AMERICAN PRINTING TECHNOLO	PRODUCTION SERVICE #7 2025	462.25	None
10-130-539900	OTHER SUPPLIES	VILLA PARK OFFICE EQUIPMEN	OFFICE CHAIR	503.99	None
Total Department 130 FINANCE				7,812.72	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF VILLA PARK

EXP CHECK RUN DATES 08/25/2025 - 08/25/2025

POSTED AND UNPOSTED

OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 10 CORPORATE FUND					
Department: 140 COMMUNITY DEVELOPMENT					
10-140-521000	WIRELESS SERVICE FROM 06/2	VERIZON WIRELESS PW	WIRELESS SERVICE FROM 06/27/25 to 07/	273.94	None
10-140-523000	PRINTER SERVICES	KONICA MINOLTA BUSINESS	PRINTER SERVICES	80.00	None
Total Department 140 COMMUNITY DEVELOPMENT				353.94	
Department: 150 CENTRAL SERVICES					
10-150-520500	POSTAGE	AMERICAN PRINTING TECHNOLO	POSTAGE	5,000.00	None
10-150-521000	PHONE SERVICE	GRANITE TELECOMMUNICATIONS	PHONE SERVICE 08/01/25-08/31/25	2,830.96	None
10-150-525000	EMPLOYEE BENEFITS	DEARBORN NATIONAL LIFE INS	LIFE INSURANCE 03.01.25 - 08.31.25	3,586.37	None
10-150-525000	HEALTH INSURANCE; MAY-JUL	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; MAY-JUL 2025	63,070.63	None
10-150-525000	HEALTH INSURANCE; AUG 2025	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; AUG 2025	27,226.97	None
10-150-526100	MARCH 2025 CLAIM DEDUCTIBL	IRMA	MARCH 2025 CLAIM DEDUCTIBLES	8,785.20	None
10-150-526100	APRIL 2025 CLAIM DEDUCTIBL	IRMA	APRIL 2025 CLAIM DEDUCTIBLES	6,809.57	None
10-150-526100	JULY 2025 CLAIM DEDUCTIBLE	IRMA	JULY 2025 CLAIM DEDUCTIBLES	7,016.43	None
10-150-526100	PW 21 FRONT WINSHIELD PART	West Side Tractor Co	PW 21 FRONT WINSHIELD PART COST	623.15	None
10-150-526100	PD 195 FRONT END ALIGHN AN	The Wreck Room Inc	PD 195 FRONT END ALIGHN AND STRAIGHTE	326.27	None
10-150-526100	PW 21 FRONT WINSHIELD INST	Aa Auto Glass Services	PW 21 FRONT WINSHIELD INSTALL	355.00	None
10-150-527000	COPIERS/PRINTERS LEASE	GFC LEASING	COPIERS/PRINTERS LEASE 09/05/25-10/04	2,991.08	None
10-150-529001	JUNE INTEGRATED ABSORBMENT	BS&A SOFTWARE	JUNE INTEGRATED ABSORBMENT FEE	17,750.12	None
10-150-529001	MAY INTEGRATED PAYMENT ABS	BS&A SOFTWARE	MAY INTEGRATED PAYMENT ABSORBED FEE	16,454.28	None
Total Department 150 CENTRAL SERVICES				162,826.03	
Department: 160 BUILDINGS & GROUNDS					
10-160-522000	220 S VILLA 07/07/25-08/0	NICOR GAS	220 S VILLA 07/07/25-08/05/25	58.11	None
10-160-522000	40 S ARDMORE 07/07/25-08/0	NICOR GAS	40 S ARDMORE 07/07/25-08/05/25	330.21	None
10-160-522000	100 S VILLA 07/07/25-08/05	NICOR GAS	100 S VILLA 07/07/25-08/05/25	54.68	None
10-160-531500	VH EQUIPMENT PARTS	PORTER PIPE AND SUPPLY	VH EQUIPMENT PARTS	37.34	None
10-160-531500	VH BRASS REDUCER PARTS	PORTER PIPE AND SUPPLY	VH BRASS REDUCER PARTS	48.12	None
10-160-531500	BUILDING MAINT SUPPLIES	ACITELLI HEATING & PIPING	PD TRANE RTU IS ONLINE AND OPERATING	302.00	None
Total Department 160 BUILDINGS & GROUNDS				830.46	
Department: 170 COMMUTER PARKING LOT					
10-170-522000	ES BEVERLY 1ST TERRACE 07/	NICOR GAS	ES BEVERLY 1ST TERRACE 07/07/25-08/05	58.11	None
Total Department 170 COMMUTER PARKING LOT				58.11	
Department: 180 GARAGE					
10-180-521000	WIRELESS SERVICE FROM 06/2	VERIZON WIRELESS PW	WIRELESS SERVICE FROM 06/27/25 to 07/	42.35	None
10-180-525000	EMPLOYEE BENEFITS	DEARBORN NATIONAL LIFE INS	LIFE INSURANCE 03.01.25 - 08.31.25	3,586.37	None
10-180-525000	VISION INSURANCE MAY - JUL	VISION SERVICE PLAN	VISION PREMIUMS MAY-JUL	961.27	None
10-180-525000	VISION INSURANCE AUG 2025	VISION SERVICE PLAN	VISION PREMIUMS AUG 2025	31.31	None
10-180-525000	HEALTH INSURANCE; MAY-JUL	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; MAY-JUL 2025	63,070.63	None
10-180-525000	HEALTH INSURANCE; AUG 2025	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; AUG 2025	4,027.39	None
10-180-531000	PW 74 REPLACE EXHAUST RESO	Velasquez Performance	PW 74 REPLACE EXHAUST RESONATOR	370.80	None
10-180-531000	FIRE M81 HYDRO BRAKE BOOST	Bcr Automotive Group	FIRE M81 HYDRO BRAKE BOOSTER	418.99	None
10-180-531000	FIRE M81 BRAKE MASTER CYLI	Bcr Automotive Group	FIRE M81 BRAKE MASTER CYLINDER CAP	9.26	None
10-180-531000	FORESTRY CHAINSAW CARB	Amazon Mark N31qw2ln2	FORESTRY CHAINSAW CARB	59.98	None
10-180-531000	PW ENGINEERING CHARGER 34	Carquest 2765	PW ENGINEERING CHARGER 34 HEATER HOSE	277.50	None
10-180-531000	AUCTION CAR Z0147 BATTERY	Carquest 2765	AUCTION CAR Z0147 BATTERY	78.58	None
10-180-531000	COMMUNITY DEVELOPMENT CAR	Bcr Automotive Group	COMMUNITY DEVELOPMENT CAR 35A/C O RIN	10.15	None
10-180-531000	PD 191 GAS FUEL DOOR HOUSI	Dupage Chrysler Jeep D	PD 191 GAS FUEL DOOR HOUSING	61.80	None
10-180-531000	PW ZM80 FUEL INJECTOR REPA	Kevins Auto And Diesel	PW ZM80 FUEL INJECTOR REPAIR	1,620.87	None
10-180-531000	PD 146 FRONT BRAKE PADS AN	Carquest 2765	PD 146 FRONT BRAKE PADS AND ROTORS	154.99	None

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF VILLA PARK

EXP CHECK RUN DATES 08/25/2025 - 08/25/2025

POSTED AND UNPOSTED

OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 10 CORPORATE FUND					
Department: 180 GARAGE					
10-180-531000	FIRE E82 TURBO ACTUATOR	Kevins Auto And Diesel	FIRE E82 TURBO ACTUATOR	3,067.05	None
10-180-531000	MISC PARTS WIPER BLADES, P	Wholesale Direct Inc.	MISC PARTS WIPER BLADES, PLOW MODULE,	1,276.68	None
10-180-531000	TESA TAPE FOR NEW SQUAD SE	Amazon Mark B08ac82f3	TESA TAPE FOR NEW SQUAD SET UPS	68.70	None
10-180-531000	PW 73 REAR BRAKE PADS	Carquest 2765	PW 73 REAR BRAKE PADS	46.40	None
10-180-531000	PW 73 RIGHT REAR HUB	Carquest 2765	PW 73 RIGHT REAR HUB	153.29	None
10-180-531000	PD 196 REPLACEMENT TIRE	Wentworth Bensenville	PD 196 REPLACEMENT TIRE	145.05	None
10-180-531000	PW 73 DISC CALIPER PIN SET	Advance Auto Parts #68	PW 73 DISC CALIPER PIN SET	15.15	None
10-180-531000	PD 195 COOLANT HOSE	Dupage Chrysler Jeep D	PD 195 COOLANT HOSE	47.38	None
10-180-531000	STOCK BRAKE ROTORS	Carquest 2765	STOCK BRAKE ROTORS	110.00	None
10-180-531000	PW 12 ALIGHN FRONT END	Beeline Truck Center I	PW 12 ALIGHN FRONT END	250.00	None
10-180-531000	STOCK GATES HYDRAULIC FITT	Carquest 2765	STOCK GATES HYDRAULIC FITTINGS	26.86	None
10-180-531000	PW 25 AIR TANK REPLACEMENT	Transchicago Truck Grp	PW 25 AIR TANK REPLACEMENT PART	265.03	None
10-180-531000	FIRE M80 USED RADIO	Recycled Auto Parts	FIRE M80 USED RADIO	175.00	None
10-180-531000	FIRE DC82 POWER INVERTOR	Harbor Freight Tools 2	FIRE DC82 POWER INVERTOR	52.99	None
10-180-532200	SOCKET SET TORX BITS	Jacob Keller Matco	SOCKET SET TORX BITS	139.50	None
Total Department 180 GARAGE				80,621.32	
Department: 201 ADMINISTRATION					
10-201-520209	MEAL/HOTEL REIMBURSEMENT -	HAIMANN, ERIC	MEAL/HOTEL REIMBURSEMENT - FLOCK CONF	725.28	None
10-201-520209	MEAL REIMBURSEMENT - TRAIN	MARTINEZ, CASSANDRA	MEAL REIMBURSEMENT - TRAINING	22.09	None
10-201-520209	training class for Ofc Bre	Calibre Press	training class for Ofc Bregman	359.00	None
10-201-520209	airline ticket for Det Kru	Southwes 5262365466085	airline ticket for Det Krupiczowicz f	125.87	None
10-201-520209	airline ticket for Sgt. Ha	Southwes 5262365466084	airline ticket for Sgt. Haimann for F	125.87	None
10-201-520209	budget meeting	Yorkys - W Saint Char	budget meeting	59.52	None
10-201-520209	breaching technologies tra	In Breaching Technolo	breaching technologies training	413.25	None
10-201-520209	training for 12 gauge less	Afp Illinois Tactical	training for 12 gauge less lethal ins	350.00	None
10-201-520209	refreshments for 4th of Ju	Sp Kimmys Bakery	refreshments for 4th of July parade	131.30	None
10-201-521001	POLE CAMERAS/EMPL PHONE	VERIZON WIRELESS	POLE CAMERAS/EMPL PHONE	1,102.45	None
10-201-521001	phone cases for watch comm	Amazon Mktp1 N31u193j1	phone cases for watch commanders	35.40	None
10-201-525001	EMPLOYEE BENEFITS	DEARBORN NATIONAL LIFE INS	LIFE INSURANCE 03.01.25 - 08.31.25	3,586.37	None
10-201-525001	VISION INSURANCE MAY - JUL	VISION SERVICE PLAN	VISION PREMIUMS MAY-JUL	961.27	None
10-201-525001	VISION INSURANCE AUG 2025	VISION SERVICE PLAN	VISION PREMIUMS AUG 2025	485.84	None
10-201-525001	HEALTH INSURANCE; MAY-JUL	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; MAY-JUL 2025	63,070.63	None
10-201-525001	HEALTH INSURANCE; AUG 2025	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; AUG 2025	91,784.91	None
10-201-530300	ANNUAL MEMBERSHIP 7/7/25-6	ILEAS	ANNUAL MEMBERSHIP 7/7/25-6/30/26	120.00	None
10-201-531701	NAME PLATES FOR PD OFFICES	POSITIVE IMPRESSIONS	NAME PLATES FOR PD OFFICES	139.39	None
10-201-531701	coffee/gum for office	Amazon Reta N19pi6qm0	coffee/gum for office	47.27	None
10-201-531701	compressed air duster	Amazon Mktp1 Zx78y68a3	compressed air duster	25.47	None
10-201-531701	whiteboard tape/toner for	Amazon Mark Rc87d5jq3	whiteboard tape/toner for admin print	121.88	None
10-201-531701	tables for chief's office	Amazon Mark N32dk8f71	tables for chief's office	66.97	None
10-201-539901	CERTIFICATION FOR RADAR UN	MUNICIPAL ELECTRONICS INC	CERTIFICATION FOR RADAR UNITS IS PATR	705.00	None
10-201-539901	headphones for Lauren	Amazon Reta N19pi6qm0	headphones for Lauren	99.95	None
10-201-539901	panaramic full dome for Ch	Amazon Mktp1 I219g5lu3	panaramic full dome for chief's offic	36.88	None
Total Department 201 ADMINISTRATION				164,701.86	
Department: 207 POLICE-RECORDS					
10-207-523007	BUSINESS CARDS-SGT HAIMANN	DEPENDABLE PRINTING SERVIC	BUSINESS CARDS-SGT HAIMANN	83.91	None
10-207-523007	BUSINESS CARDS FOR OFC. TE	DEPENDABLE PRINTING SERVIC	BUSINESS CARDS FOR OFC. TEMESVARY	73.91	None
Total Department 207 POLICE-RECORDS				157.82	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF VILLA PARK

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POSTED AND UNPOSTED

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 10 CORPORATE FUND					
Department: 208 POLICE-DETECTIVES					
10-208-529908	MUNICIPAL CONTRIBUTIONS JU DUPAGE COUNTY CHILDREN'S		MUNICIPAL CONTRIBUTIONS JULY 2025-JUN	4,000.00	None
10-208-529908	detective background check Tlo Transunion		detective background checks	82.40	None
Total Department 208 POLICE-DETECTIVES				4,082.40	
Department: 209 POLICE-PATROL					
10-209-532009	HADLER SUBSCRIPTION AUGUST CANINE DEVELOPMENT GROUP,		HADLER SUBSCRIPTION AUGUST 2025-2025	140.00	None
10-209-532009	crate mat for K-9 Luke Petsmart # 1136		crate mat for K-9 Luke	79.99	None
10-209-532009	food for K-9 Luke Amazon Mark Vx2yh0953		food for K-9 Luke	134.40	None
10-209-539909	t-shirts for National Nigh Natw Natw.Org		t-shirts for National Night Out	381.75	None
10-209-539909	car seat certification for Safe Kids worldwide		car seat certification for CSO Raitan	95.00	None
10-209-539909	power supply for radio Amazon Mark V20fb3zh3		power supply for radio	68.39	None
Total Department 209 POLICE-PATROL				899.53	
Department: 211 FIRE-ADMIN					
10-211-521001	WIRELESS SERVICE FROM 06/2 VERIZON WIRELESS PW		WIRELESS SERVICE FROM 06/27/25 to 07/	368.82	None
10-211-525001	EMPLOYEE BENEFITS DEARBORN NATIONAL LIFE INS		LIFE INSURANCE 03.01.25 - 08.31.25	3,586.37	None
10-211-525001	HEALTH INSURANCE; MAY-JUL BLUE CROSS BLUE SHIELD		HEALTH INSURANCE; MAY-JUL 2025	63,070.63	None
10-211-525001	HEALTH INSURANCE; AUG 2025 BLUE CROSS BLUE SHIELD		HEALTH INSURANCE; AUG 2025	5,776.58	None
10-211-539901	LARYNGOSCOPE BLADES BOUND TREE MEDICAL LLC		LARYNGOSCOPE BLADES	406.74	None
10-211-539901	BINDER LIFT LEG STRAP REPL BINDER LIFT LLC		BINDER LIFT LEG STRAP REPLACEMENT	48.00	None
Total Department 211 FIRE-ADMIN				73,257.14	
Department: 212 FIRE PREVENT & PROTECT					
10-212-539922	VENTMASTER 16" CHAINSAW AIR ONE EQUIPMENT INC		VENTMASTER 16" CHAINSAW	2,579.00	None
Total Department 212 FIRE PREVENT & PROTECT				2,579.00	
Department: 232 AMBULANCE/PARAMEDIC					
10-232-521002	WIRELESS SERVICE FROM 06/2 VERIZON WIRELESS PW		WIRELESS SERVICE FROM 06/27/25 to 07/	169.40	None
10-232-525002	EMPLOYEE BENEFITS DEARBORN NATIONAL LIFE INS		LIFE INSURANCE 03.01.25 - 08.31.25	3,586.37	None
10-232-525002	VISION INSURANCE MAY - JUL VISION SERVICE PLAN		VISION PREMIUMS MAY-JUL	961.27	None
10-232-525002	VISION INSURANCE AUG 2025 VISION SERVICE PLAN		VISION PREMIUMS AUG 2025	238.51	None
10-232-525002	HEALTH INSURANCE; MAY-JUL BLUE CROSS BLUE SHIELD		HEALTH INSURANCE; MAY-JUL 2025	63,070.63	None
10-232-525002	HEALTH INSURANCE; AUG 2025 BLUE CROSS BLUE SHIELD		HEALTH INSURANCE; AUG 2025	33,006.58	None
Total Department 232 AMBULANCE/PARAMEDIC				101,032.76	
Department: 251 PW-ADMN					
10-251-521001	WIRELESS SERVICE FROM 06/2 VERIZON WIRELESS PW		WIRELESS SERVICE FROM 06/27/25 to 07/	142.83	None
10-251-525001	EMPLOYEE BENEFITS DEARBORN NATIONAL LIFE INS		LIFE INSURANCE 03.01.25 - 08.31.25	3,586.37	None
10-251-525001	VISION INSURANCE MAY - JUL VISION SERVICE PLAN		VISION PREMIUMS MAY-JUL	1,922.54	None
10-251-525001	VISION INSURANCE AUG 2025 VISION SERVICE PLAN		VISION PREMIUMS AUG 2025	255.35	None
10-251-525001	HEALTH INSURANCE; MAY-JUL BLUE CROSS BLUE SHIELD		HEALTH INSURANCE; MAY-JUL 2025	63,070.63	None
10-251-525001	HEALTH INSURANCE; AUG 2025 BLUE CROSS BLUE SHIELD		HEALTH INSURANCE; AUG 2025	18,815.49	None
10-251-527001	COPIERS/PRINTERS LEASE GFC LEASING		COPIERS/PRINTERS LEASE 09/05/25-10/04	226.60	None
Total Department 251 PW-ADMN				88,019.81	
Department: 255 PW-TRAFFIC					
10-255-521925	0 E WISCONSIN; 06/20/25-07 CONSTELLATION NEWENERGY IN 0 E WISCONSIN; 06/20/25-07/22/25			9,689.80	None
10-255-521925	118 S VILLA AVE; 06/12/25- CONSTELLATION NEWENERGY IN 118 S VILLA AVE; 06/12/25-07/14/25			99.36	None
10-255-521925	1 S CENTRAL LITE RT/25; 06 CONSTELLATION NEWENERGY IN 1 S CENTRAL LITE RT/25; 06/12/25-07/1			734.84	None
Total Department 255 PW-TRAFFIC				10,524.00	

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 10 CORPORATE FUND					
				Total Fund 10 CORPORATE FUND	1,085,677.10
Fund: 11 GENERAL FUND-CAPITAL					
Department: 202 EQUIP & SUPPLIES					
11-202-540102	13 ZOLL AED 3 PACKAGES, CA SECOND CHANCE CARDIAC SOLU		13 ZOLL AED 3 PACKAGES, CASES, 1ST AI	24,719.50	None
11-202-540102	FIRE STATION 81 RENOVATION KLUBER INC		FIRE STATION 82 RENOVATION PROJECT, T	3,700.00	None
11-202-540102	TEMPORARY FIRE STATION REL KLUBER INC		TEMPORARY FIRE STATION RELOCATION	687.50	None
11-202-540102	TEMPORARY FIRE STATION REL KLUBER INC		REC CENTER CONDITIONS ASSESSMENT DATE	14,250.00	None
11-202-540102	FIRE STATION 81 RENOVATION KLUBER INC		FIRE STATION 82 RENOVATION PROJECT, T	1,714.88	None
11-202-540202	RUBBER PLUGS FOR CAB RECHA Amazon Mark N341k39z1		RUBBER PLUGS FOR CAB RECHASSIS BED OL	35.92	None
11-202-540202	PARKS OFFICE IMPROVEMENTS WAREHOUSE DIRECT		PARKS OFFICE IMPROVEMENTS	7,353.20	None
11-202-540202	LARYNGOSCOPE & BATTERY STRYKER SALES CORPORATION		LARYNGOSCOPE & BATTERY	2,463.14	None
Total Department 202 EQUIP & SUPPLIES				54,924.14	
Total Fund 11 GENERAL FUND-CAPITAL				54,924.14	
Fund: 19 DUI TECHNOLOGY FUND					
Department: 520 CONTRACTUAL					
19-520-521201	POLICE DUI LEGAL SERVICES SMITH & FULLER		POLICE DUI LEGAL SERVICES	2,970.45	None
Total Department 520 CONTRACTUAL				2,970.45	
Total Fund 19 DUI TECHNOLOGY FUND				2,970.45	
Fund: 26 TIF 6 FUND-NO ARDMORE/VERMONT					
Department: 241 TIF CAPITAL & CONTRACTUAL					
26-241-529901	TERRACE ALLEY PHASE 2 DE	EDWIN HANCOCK ENGINEERING	TERRACE ALLEY PHASE 2 DE	9,550.00	None
26-241-529901	APPRAISAL (TIF 6)	JBSC INC	APPRAISAL - (TIF 6)	4,000.00	196553
Total Department 241 TIF CAPITAL & CONTRACTUAL				13,550.00	
Total Fund 26 TIF 6 FUND-NO ARDMORE/VERMONT				13,550.00	
Fund: 35 RECREATION FUND					
Department: 201 ADMINISTRATION					
35-201-521001	PHONE SERVICE	GRANITE TELECOMMUNICATIONS	PHONE SERVICE 08/01/25-08/31/25	665.88	None
35-201-521001	WIRELESS SERVICE FROM 06/2	VERIZON WIRELESS PW	WIRELESS SERVICE FROM 06/27/25 to 07/	254.10	None
35-201-525001	EMPLOYEE BENEFITS	DEARBORN NATIONAL LIFE INS	LIFE INSURANCE 03.01.25 - 08.31.25	3,586.37	None
35-201-525001	VISION INSURANCE MAY - JUL	VISION SERVICE PLAN	VISION PREMIUMS MAY-JUL	961.27	None
35-201-525001	VISION INSURANCE AUG 2025	VISION SERVICE PLAN	VISION PREMIUMS AUG 2025	89.29	None
35-201-525001	HEALTH INSURANCE; MAY-JUL	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; MAY-JUL 2025	63,070.63	None
35-201-525001	HEALTH INSURANCE; AUG 2025	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; AUG 2025	14,593.21	None
35-201-527001	COPIERS/PRINTERS LEASE	GFC LEASING	COPIERS/PRINTERS LEASE 09/05/25-10/04	679.78	None
35-201-531701	CARD STOCK, POST IT, HOLE	GARVEY'S OFFICE PRODUCTS	VPRC BINDERS-VPRC WAVIERS OFFICE SUPP	57.95	None
35-201-531701	VPRC OFFICE PAPER	GARVEY'S OFFICE PRODUCTS	VPRC OFFICE PAPER	63.27	None
35-201-531701	VPRC OFFICE PAPER TRIMMER	GARVEY'S OFFICE PRODUCTS	VPRC OFFICE PAPER TRIMMER	113.89	None
35-201-531701	VPRC OFFICE PAPER	GARVEY'S OFFICE PRODUCTS	VPRC OFFICE PAPER	78.98	None
35-201-531701	VPRC OFFICE PRINTER PAPER, GARVEY'S OFFICE PRODUCTS		VPRC OFFICE PRINTER PAPER, TAPE	277.47	None
35-201-531701	VPRC OFFICE PRINTER PAPER, GARVEY'S OFFICE PRODUCTS		VPRC OFFICE SINGLE HOLE PUNCH	7.58	None
35-201-531701	VPRC OFFICE SINGLE HOLE PU GARVEY'S OFFICE PRODUCTS		VPRC OFFICE SINGLE HOLE PUNCH	98.39	None
Total Department 201 ADMINISTRATION				84,598.06	
Department: 235 PRR-SUMMER					
35-235-531135	LUNCH AUGUST SENIOR BIRTHD	MICHAEL ANTHONY'S PIZZA	LUNCH AUGUST SENIOR BIRTHDAY BINGO LU	262.00	None
35-235-531135	THURSDAY CONCERT THE MESSE	BASS/SCHULER ENTERTAINMENT	THURSDAY CONCERT THE MESSENGERS BAND	1,200.00	None

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Fund: 35 RECREATION FUND					
Department: 235 PRR-SUMMER					
35-235-531135	THURSDAY CONCERT MACKENZIE BASS/SCHULER ENTERTAINMENT	THURSDAY CONCERT MACKENZIE O'BRIEN BA		1,200.00	None
		Total Department 235 PRR-SUMMER		2,662.00	
		Total Fund 35 RECREATION FUND		87,260.06	
Fund: 36 PARKS FUND					
Department: 201 ADMINISTRATION					
36-201-521001	PHONE SERVICE	GRANITE TELECOMMUNICATIONS	PHONE SERVICE 08/01/25-08/31/25	120.71	None
36-201-521001	WIRELESS SERVICE FROM 06/2	VERIZON WIRELESS PW	WIRELESS SERVICE FROM 06/27/25 to 07/	254.10	None
36-201-522001	320 KENILWORTH 07/10/25-08	NICOR GAS	320 KENILWORTH 07/10/25-08/08/25	54.68	None
36-201-522001	300 N WESTMORE 07/08/25-08	NICOR GAS	300 N WESTMORE 07/08/25-08/06/25	60.68	None
36-201-525001	EMPLOYEE BENEFITS	DEARBORN NATIONAL LIFE INS	LIFE INSURANCE 03.01.25 - 08.31.25	3,586.37	None
36-201-525001	VISION INSURANCE MAY - JUL	VISION SERVICE PLAN	VISION PREMIUMS MAY-JUL	961.27	None
36-201-525001	VISION INSURANCE AUG 2025	VISION SERVICE PLAN	VISION PREMIUMS AUG 2025	82.96	None
36-201-525001	HEALTH INSURANCE; MAY-JUL	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; MAY-JUL 2025	63,070.63	None
36-201-525001	HEALTH INSURANCE; AUG 2025	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; AUG 2025	14,593.21	None
36-201-527001	COPIERS/PRINTERS LEASE	GFC LEASING	COPIERS/PRINTERS LEASE 09/05/25-10/04	181.28	None
		Total Department 201 ADMINISTRATION		82,965.89	
Department: 202 EQUIP & SUPPLIES					
36-202-521002	WIRELESS SERVICE FROM 06/2	VERIZON WIRELESS PW	WIRELESS SERVICE FROM 06/27/25 to 07/	311.45	None
		Total Department 202 EQUIP & SUPPLIES		311.45	
		Total Fund 36 PARKS FUND		83,277.34	
Fund: 41 SWIMMING POOL & REC FUND					
Department: 301 POOL&REC-ADMIN					
41-301-521001	PHONE SERVICE	GRANITE TELECOMMUNICATIONS	PHONE SERVICE 08/01/25-08/31/25	112.93	None
41-301-522001	341 N HARVARD 07/07/25-08	NICOR GAS	341 N HARVARD 07/07/25-08/05/25	401.96	None
41-301-522001	341 N HARVARD 07/07/25-08/	NICOR GAS	341 N HARVARD 07/07/25-08/05/25	286.08	None
		Total Department 301 POOL&REC-ADMIN		800.97	
Department: 302 POOL					
41-302-529902	OTHER CONTRACTUAL SERVICES AQUA PURE ENTERPRISES INC	JEFFERSON POOL LINER PATCH		420.00	None
41-302-532503	JEFFERSON POOL EQUIPMENT P PORTER PIPE AND SUPPLY	JEFFERSON POOL EQUIPMENT PARTS		492.30	None
41-302-532503	JEFFERSON POOL EQUIPMENT P PORTER PIPE AND SUPPLY	JEFFERSON POOL EQUIPMENT PARTS		214.25	None
		Total Department 302 POOL		1,126.55	
Department: 303 VPRC					
41-303-522001	320 E WILDWOOD 07/10/25-08	NICOR GAS	320 E WILDWOOD 07/10/25-08/08/25	280.60	None
		Total Department 303 VPRC		280.60	
		Total Fund 41 SWIMMING POOL & REC FUND		2,208.12	
Fund: 60 STREET IMPROVEMENT FUND					
Department: 202 EQUIP & SUPPLIES					
60-202-521002	WIRELESS SERVICE FROM 06/2	VERIZON WIRELESS PW	WIRELESS SERVICE FROM 06/27/25 to 07/	47.31	None
60-202-525002	EMPLOYEE BENEFITS	DEARBORN NATIONAL LIFE INS	LIFE INSURANCE 03.01.25 - 08.31.25	3,586.37	None
60-202-525002	VISION INSURANCE MAY - JUL	VISION SERVICE PLAN	VISION PREMIUMS MAY-JUL	961.27	None
60-202-525002	VISION INSURANCE AUG 2025	VISION SERVICE PLAN	VISION PREMIUMS AUG 2025	20.74	None
60-202-525002	HEALTH INSURANCE; MAY-JUL	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; MAY-JUL 2025	63,070.63	None
60-202-525002	HEALTH INSURANCE; AUG 2025	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; AUG 2025	3,152.86	None

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Fund: 60 STREET IMPROVEMENT FUND					
Department: 202 EQUIP & SUPPLIES					
Total Department 202 EQUIP & SUPPLIES				70,839.18	
Department: 210 CONTRACTUAL - SP REV FUNDS					
60-210-529210	VILLA (WILDWOOD TO IL 64)	CIVILTECH ENGINEERING INC	VILLA (WILDWOOD TO IL 64) PHASE 2 DE	4,799.94	None
Total Department 210 CONTRACTUAL - SP REV FUNDS				4,799.94	
Department: 603 REFERENDUM 2014					
60-603-529203	WESTMORE & WISCONSIN PHASE	CIVILTECH ENGINEERING INC	WESTMORE & WISCONSIN PHASE 2 DE	397.92	None
Total Department 603 REFERENDUM 2014				397.92	
Total Fund 60 STREET IMPROVEMENT FUND				76,037.04	
Fund: 82 WATER SUPPLY FUND					
Department: 201 ADMINISTRATION					
82-201-521001	PHONE SERVICE	GRANITE TELECOMMUNICATIONS	PHONE SERVICE 08/01/25-08/31/25	81.78	None
82-201-521001	WIRELESS SERVICE FROM 06/2	VERIZON WIRELESS PW	WIRELESS SERVICE FROM 06/27/25 to 07/	110.91	None
82-201-525001	EMPLOYEE BENEFITS	DEARBORN NATIONAL LIFE INS	LIFE INSURANCE 03.01.25 - 08.31.25	3,586.37	None
82-201-525001	VISION INSURANCE MAY - JUL	VISION SERVICE PLAN	VISION PREMIUMS MAY-JUL	961.27	None
82-201-525001	VISION INSURANCE AUG 2025	VISION SERVICE PLAN	VISION PREMIUMS AUG 2025	72.59	None
82-201-525001	HEALTH INSURANCE; MAY-JUL	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; MAY-JUL 2025	63,070.63	None
82-201-525001	HEALTH INSURANCE; AUG 2025	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; AUG 2025	14,462.28	None
82-201-527001	COPIERS/PRINTERS LEASE	GFC LEASING	COPIERS/PRINTERS LEASE 09/05/25-10/04	226.60	None
82-201-529901	INTERNET SERVICE	COMCAST	INTERNET SERVICE 08/15/25-09/14/25	110.92	None
Total Department 201 ADMINISTRATION				82,683.35	
Department: 202 EQUIP & SUPPLIES					
82-202-521902	CORNELL PUMP STATION; 06/1	CONSTELLATION NEWENERGY IN	CORNELL PUMP STATION; 06/12/25-07/14/	2,176.26	None
82-202-522002	35 W HOME 07/07/25-08/05/2	NICOR GAS	35 W HOME 07/07/25-08/05/25	57.24	None
82-202-522002	31 W HOME 07/07/25-08/05/2	NICOR GAS	31 W HOME 07/07/25-08/05/25	58.11	None
82-202-522002	1260 S CORNELL 07/10/25-08	NICOR GAS	1260 S CORNELL 07/10/25-08/08/25	154.29	None
82-202-529202	WESTMORE & WISCONSIN PHASE	CIVILTECH ENGINEERING INC	WESTMORE & WISCONSIN PHASE 2 DE	65.12	None
82-202-529902	AVL EQUIPMENT PURCHASE	PRECISE MRM LLC	AUTOMATIC VEHICLE LOCATION (AVL) EQUI	22.36	None
82-202-540102	JACKSON AREA WATER SYSTEM	CORE & MAIN	JACKSON AREA PROJECT WATER SYSTEM MAT	4,576.00	None
82-202-540102	PLYMOUTH WATER TOWER PAINT	ERA VALDIVIA CONTRACTORS I	PLYMOUTH WATER TOWER PAINTING	125,593.20	196552
Total Department 202 EQUIP & SUPPLIES				132,702.58	
Total Fund 82 WATER SUPPLY FUND				215,385.93	
Fund: 83 WASTEWATER FUND					
Department: 201 ADMINISTRATION					
83-201-521001	PHONE SERVICE	GRANITE TELECOMMUNICATIONS	PHONE SERVICE 08/01/25-08/31/25	81.77	None
83-201-521001	WIRELESS SERVICE FROM 06/2	VERIZON WIRELESS PW	WIRELESS SERVICE FROM 06/27/25 to 07/	63.39	None
83-201-525001	EMPLOYEE BENEFITS	DEARBORN NATIONAL LIFE INS	LIFE INSURANCE 03.01.25 - 08.31.25	3,586.37	None
83-201-525001	VISION INSURANCE MAY - JUL	VISION SERVICE PLAN	VISION PREMIUMS MAY-JUL	961.27	None
83-201-525001	VISION INSURANCE AUG 2025	VISION SERVICE PLAN	VISION PREMIUMS AUG 2025	20.74	None
83-201-525001	HEALTH INSURANCE; MAY-JUL	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; MAY-JUL 2025	63,070.73	None
83-201-525001	HEALTH INSURANCE; AUG 2025	BLUE CROSS BLUE SHIELD	HEALTH INSURANCE; AUG 2025	2,573.69	None
83-201-527001	COPIERS/PRINTERS LEASE	GFC LEASING	COPIERS/PRINTERS LEASE 09/05/25-10/04	226.60	None
83-201-529901	PRODUCTION SERVICE #7 2025	AMERICAN PRINTING TECHNOLO	PRODUCTION SERVICE #7 2025	462.80	None
83-201-529901	INTERNET SERVICE	COMCAST	INTERNET SERVICE 08/15/25-09/14/25	110.92	None
Total Department 201 ADMINISTRATION				71,158.28	

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Fund: 83 WASTEWATER FUND					
Department: 202 EQUIP & SUPPLIES					
83-202-521902	149 S MONTEREY; 06/12/25-0	CONSTELLATION NEWENERGY IN	149 S MONTEREY; 06/12/25-07/14/25	6,027.89	None
83-202-522002	149 S MONTEREY 07/07/25-08	NICOR GAS	149 S MONTEREY 07/07/25-08/05/25	162.36	None
83-202-522002	820 N YALE 07/17/25-08/05/	NICOR GAS	820 N YALE 07/17/25-08/05/25	59.82	None
83-202-522002	889 W NORTH 07/08/25-08/06	NICOR GAS	889 W NORTH 07/08/25-08/06/25	56.60	None
83-202-522002	890 N VILLA 07/07/25-08/05	NICOR GAS	890 N VILLA 07/07/25-08/05/25	61.52	None
83-202-529202	WESTMORE & WISCONSIN PHASE	CIVILTECH ENGINEERING INC	WESTMORE & WISCONSIN PHASE 2 DE	67.07	None
Total Department 202 EQUIP & SUPPLIES				6,435.26	
Department: 204 CONTRACTUAL SERVICES					
83-204-529204	WESTMORE & WISCONSIN PHASE	CIVILTECH ENGINEERING INC	WESTMORE & WISCONSIN PHASE 2 DE	357.68	None
83-204-529204	WASHINGTON SEPARATION SECT	CHRISTOPHER BURKE ENGINEER	WASHINGTON SEPARATION SECT 2 PHASE 2	1,470.00	None
Total Department 204 CONTRACTUAL SERVICES				1,827.68	
Total Fund 83 WASTEWATER FUND				79,421.22	

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--- TOTALS BY GL DISTRIBUTION ---					
		10-000-130204	GROUP INSURANCE REC	84,984.38	
		10-000-190515	DUE TO/FROM LIBRARY (BENEFITS)	75,802.52	
		10-000-210028	EMPLOYEE HEALTH INS. DED.	108,990.13	
		10-000-210037	VOLUNTARY ADDITIONAL BENEFITS	3,586.43	
		10-000-210515	DELTA DENTAL RESERVE	74,811.80	
		10-000-210516	VISION SERVICE PLAN RESERVE	1,986.39	
		10-110-521000	TELEPHONE	84.70	
		10-110-521100	LEGAL SERVICES	12,059.00	
		10-110-521102	LEGAL SERVICES-POLICE	1,245.50	
		10-110-529900	OTHER CONTRACTUAL SERVICES	1,200.00	
		10-120-521000	TELEPHONE	84.70	
		10-120-529900	OTHER CONTRACTUAL SERVICES	4,214.90	
		10-121-527001	MAINT OF OFFICE EQUIPMENT	1,358.75	
		10-121-529901	OTHER CONTRACTUAL SERVICES	17,511.00	
		10-130-529900	OTHER CONTRACTUAL SERVICES	7,308.73	
		10-130-539900	OTHER SUPPLIES	503.99	
		10-140-521000	TELEPHONE	273.94	
		10-140-523000	PRINTING SERVICES	80.00	
		10-150-520500	POSTAGE	5,000.00	
		10-150-521000	TELEPHONE	2,830.96	
		10-150-525000	EMPLOYEE BENEFITS	93,883.97	
		10-150-526100	INSURANCE CLAIM LOSSES	23,915.62	
		10-150-527000	MAINT OF OFFICE EQUIPMENT	2,991.08	
		10-150-529001	CREDIT CARD SERVICE FEES	34,204.40	
		10-160-522000	UTILITY - GAS	443.00	
		10-160-531500	BUILDING MAINT SUPPLIES	387.46	
		10-170-522000	UTILITY - GAS	58.11	
		10-180-521000	TELEPHONE	42.35	
		10-180-525000	EMPLOYEE BENEFITS	71,676.97	
		10-180-531000	MOTOR VEHICLE PARTS & ACCESS	8,762.50	
		10-180-532200	HAND TOOLS	139.50	
		10-201-520209	TRAINING & CONFERENCES	2,312.18	
		10-201-521001	TELEPHONE	1,137.85	
		10-201-525001	EMPLOYEE BENEFITS	159,889.02	
		10-201-530300	DUES & PUBLICATIONS	120.00	
		10-201-531701	OFFICE SUPPLIES	400.98	
		10-201-539901	OTHER SUPPLIES	841.83	
		10-207-523007	PRINTING SERVICES	157.82	
		10-208-529908	OTHER CONTRACTUAL SERVICES	4,082.40	
		10-209-532009	K-9 PATROL	354.39	
		10-209-539909	OTHER SUPPLIES	545.14	
		10-211-521001	TELEPHONE	368.82	
		10-211-525001	EMPLOYEE BENEFITS	72,433.58	
		10-211-539901	OTHER SUPPLIES	454.74	
		10-212-539922	OTHER SUPPLIES	2,579.00	
		10-232-521002	TELEPHONE	169.40	
		10-232-525002	EMPLOYEE BENEFITS	100,863.36	
		10-251-521001	TELEPHONE	142.83	
		10-251-525001	EMPLOYEE BENEFITS	87,650.38	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF VILLA PARK

EXP CHECK RUN DATES 08/25/2025 - 08/25/2025

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OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
		10-251-527001	MAINT OF OFFICE EQUIPMENT	226.60	
		10-255-521925	UTILITY - ELECTRIC	10,524.00	
		11-202-540102	CAPITAL OUTLAY	45,071.88	
		11-202-540202	NON-CAPITAL OUTLAY	9,852.26	
		19-520-521201	LEGAL SERVICES - POLICE DUI	2,970.45	
		26-241-529901	OTHER CONTRACTUAL SERVICES	13,550.00	
		35-201-521001	TELEPHONE	919.98	
		35-201-525001	EMPLOYEE BENEFITS	82,300.77	
		35-201-527001	MAINT OF OFFICE EQUIPMENT	679.78	
		35-201-531701	OFFICE SUPPLIES	697.53	
		35-235-531135	PROGRAM SUPPLIES	2,662.00	
		36-201-521001	TELEPHONE	374.81	
		36-201-522001	UTILITY - GAS	115.36	
		36-201-525001	EMPLOYEE BENEFITS	82,294.44	
		36-201-527001	MAINT OF OFFICE EQUIPMENT	181.28	
		36-202-521002	TELEPHONE	311.45	
		41-301-521001	TELEPHONE	112.93	
		41-301-522001	UTILITY - GAS	688.04	
		41-302-529902	OTHER CONTRACTUAL SERVICES	420.00	
		41-302-532503	GENERAL EQUIPMENT PARTS	706.55	
		41-303-522001	REC CENTER- UTILITY GAS	280.60	
		60-202-521002	TELEPHONE	47.31	
		60-202-525002	EMPLOYEE BENEFITS	70,791.87	
		60-210-529210	ENGINEERING SERVICES	4,799.94	
		60-603-529203	ENGINEERING SERVICES	397.92	
		82-201-521001	TELEPHONE	192.69	
		82-201-525001	EMPLOYEE BENEFITS	82,153.14	
		82-201-527001	MAINT OF OFFICE EQUIPMENT	226.60	
		82-201-529901	OTHER CONTRACTUAL SERVICES	110.92	
		82-202-521902	UTILITY - ELECTRIC	2,176.26	
		82-202-522002	UTILITY - GAS	269.64	
		82-202-529202	ENGINEERING SERVICES	65.12	
		82-202-529902	OTHER CONTRACTUAL SERVICES	22.36	
		82-202-540102	CAPITAL OUTLAY	130,169.20	
		83-201-521001	TELEPHONE	145.16	
		83-201-525001	EMPLOYEE BENEFITS	70,212.80	
		83-201-527001	MAINT OF OFFICE EQUIPMENT	226.60	
		83-201-529901	OTHER CONTRACTUAL SERVICES	573.72	
		83-202-521902	UTILITY - ELECTRIC	6,027.89	
		83-202-522002	UTILITY - GAS	340.30	
		83-202-529202	ENGINEERING SERVICES	67.07	
		83-204-529204	ENGINEERING SERVICES	1,827.68	
---	TOTALS BY FUND ---				
		10	CORPORATE FUND	1,085,677.10	
		11	GENERAL FUND-CAPITAL	54,924.14	
		19	DUI TECHNOLOGY FUND	2,970.45	
		26	TIF 6 FUND-NO ARDMORE/VERMONT	13,550.00	
		35	RECREATION FUND	87,260.06	
		36	PARKS FUND	83,277.34	
		41	SWIMMING POOL & REC FUND	2,208.12	
		60	STREET IMPROVEMENT FUND	76,037.04	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF VILLA PARK

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
		82	WATER SUPPLY FUND	215,385.93	
		83	WASTEWATER FUND	79,421.22	
		Total For All Funds:		1,700,711.40	

Wm H. H. H. 8-21-25

Shane A 8-21-25

**BILL LISTING TO BE PRESENTED
TO THE BOARD OF TRUSTEES ON**

09.22.25

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF VILLA PARK

EXP CHECK RUN DATES 09/01/2025 - 09/01/2025

POSTED AND UNPOSTED

OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 10 CORPORATE FUND					
Department: 110 PUBLIC AFFAIRS					
10-110-565600	BFPC SECRETARIAL SERVICE 8 MAGNUSSEN, VALERIE		BFPC SECRETARIAL SERVICE 8.26.25	200.00	None
			Total Department 110 PUBLIC AFFAIRS	200.00	
Department: 160 BUILDINGS & GROUNDS					
10-160-521900	21 W PLYMOUTH 07/11/25-08/	COMMONWEALTH EDISON CO	21 W PLYMOUTH 07/11/25-08/11/25	238.08	None
10-160-521900	SIREN 07/10/25-08/08/25	COMMONWEALTH EDISON CO	SIREN 07/10/25-08/08/25	38.55	None
10-160-521900	106 S VILLA 07/10/25-08/08	COMMONWEALTH EDISON CO	106 S VILLA 07/10/25-08/08/25	124.04	None
10-160-529900	JAN NORTH AVE PEST CONTROL	A.G.A.D. PEST CONTROL	VH/PD/PW PEST CONTROL	255.00	None
10-160-529900	MIDLAND HYDRO-JETTED SEWER	MIDLAND PLUMBING & SEWER	MIDLAND HYDRO-JETTED SEWER LINE FROM	1,600.00	None
10-160-529900	MIDLAND HYDRO-JETTED MAIN	MIDLAND PLUMBING & SEWER	MIDLAND HYDRO-JETTED MAIN SEWER FROM	1,600.00	None
			Total Department 160 BUILDINGS & GROUNDS	3,855.67	
Department: 170 COMMUTER PARKING LOT					
10-170-521900	METRA STN PARK LOT 07/11/2	COMMONWEALTH EDISON CO	METRA STN PARK LOT 07/11/25-08/11/25	55.25	None
10-170-529900	CY25 PEST CONTROL METRA	J A.G.A.D. PEST CONTROL	CY25 PEST CONTROL METRA JULY	45.00	None
			Total Department 170 COMMUTER PARKING LOT	100.25	
Department: 180 GARAGE					
10-180-531000	8 TIRES FOR POLICE CARS FO	DUPAGE TIRE & AUTO CENTER	8 TIRES FOR POLICE CARS FOR STOCK	1,188.00	None
10-180-531000	REAR BRAKE PADS FOR POLICE	CHICAGO PARTS & SOUND LLC	REAR BRAKE PADS FOR POLICE DURANGO	271.08	None
10-180-531000	BRAKE PADS REAR FOR POLICE	BRAD MANNING FORD INC	BRAKE PADS REAR FOR POLICE EXPLORERS	69.99	None
			Total Department 180 GARAGE	1,529.07	
Department: 201 ADMINISTRATION					
10-201-529901	POLYGRAPH STROCKIS/HYLTON	TROTSKY INVESTIGATIVE POLY	POLYGRAPH STROCKIS/HYLTON	480.00	196607
			Total Department 201 ADMINISTRATION	480.00	
Department: 208 POLICE-DETECTIVES					
10-208-529908	DETECTIVE CREDIT CHECKS	EQUIFAX INFORMATION SVCS	L DETECTIVE CREDIT CHECKS	30.47	None
10-208-529908	CASH FOR OFFICIAL ADVANCED	VPPD	CASH FOR OFFICIAL ADVANCED FUNDS (OAF	500.00	None
			Total Department 208 POLICE-DETECTIVES	530.47	
Department: 209 POLICE-PATROL					
10-209-529909	DETAILING INTERIOR/EXTERIO	W&Y DETAILING	DETAILING INTERIOR/EXTERIOR DODGE CAR	150.00	None
10-209-529909	DETAILING INTERIOR/EXTERIO	W&Y DETAILING	DETAILING INTERIOR/EXTERIOR DODGE DUR	150.00	None
10-209-529909	DETAILING INTERIOR/EXTERIO	W&Y DETAILING	DETAILING INTERIOR/EXTERIOR FORD EXPL	150.00	None
			Total Department 209 POLICE-PATROL	450.00	
Department: 211 FIRE-ADMIN					
10-211-531401	NDC MORNING FRESH	STATE INDUSTRIAL PRODUCTS	NDC MORNING FRESH	324.12	None
10-211-531401	ECOLUTION CAR AND TRUCK WA	STATE INDUSTRIAL PRODUCTS	ECOLUTION CAR AND TRUCK WASH	200.46	None
			Total Department 211 FIRE-ADMIN	524.58	
Department: 255 PW-TRAFFIC					
10-255-521925	889 W NO STREETLIGHTS 07/1	COMMONWEALTH EDISON CO	889 W NO STREETLIGHTS 07/11/25-08/11/	53.94	None
10-255-521925	STREETLIGHTS 2 07/10/25-08	COMMONWEALTH EDISON CO	STREETLIGHTS 2 07/10/25-08/10/25	53.89	None
10-255-521925	STREETLIGHTS 1 07/07/25-08	COMMONWEALTH EDISON CO	STREETLIGHTS 1 07/07/25-08/05/25	95.40	None
10-255-521925	59 S ARDMORE LITE RT/25 07	COMMONWEALTH EDISON CO	59 S ARDMORE LITE RT/25 07/14/25-08/1	41.96	None
10-255-529925	JULY TRAFFIC SIGNAL MAINTEN	H & H ELECTRIC COMPANY	JULY TRAFFIC SIGNAL MAINTENANCE	624.00	None
10-255-539325	HARDWARE SETS FOR STREET L	PJD ELECTRICAL SALES INC	HARDWARE SETS FOR STREET LIGHTS	367.08	None
10-255-539325	FUSES & FUSE HOLDERS FOR S	VILLA PARK ELECTRIC SUPPLY	FUSES & FUSE HOLDERS FOR STREET LIGHT	554.17	None
			Total Department 255 PW-TRAFFIC	1,790.44	

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 10 CORPORATE FUND					
Department: 257 PW-STREET MAINT					
10-257-534227	HIGH PERFORMANCE COLD	DUPAGE MATERIALS COMPANY L	HIGH PERFORMANCE COLD	400.00	None
10-257-534227	HMA SC N50	DUPAGE MATERIALS COMPANY L	HMA SC N50	420.90	None
Total Department 257 PW-STREET MAINT				820.90	
Total Fund 10 CORPORATE FUND				10,281.38	
Fund: 11 GENERAL FUND-CAPITAL					
Department: 202 EQUIP & SUPPLIES					
11-202-540202	WIRE AND WIRING SUPPLIES T	TERMINAL SUPPLY CO	WIRE AND WIRING SUPPLIES TO SET UP NE	2,475.33	None
Total Department 202 EQUIP & SUPPLIES				2,475.33	
Total Fund 11 GENERAL FUND-CAPITAL				2,475.33	
Fund: 35 RECREATION FUND					
Department: 216 PRP-BLDG & GROUNDS					
35-216-521916	TENNIS CRTS 07/09/25-08/07	COMMONWEALTH EDISON CO	TENNIS CRTS 07/09/25-08/07/25	128.02	None
35-216-529916	IOWA, PARKS BLDG, NORTH TE	A.G.A.D. PEST CONTROL	IOWA, PARKS BLDG, NORTH TERRACE & COR	230.00	None
Total Department 216 PRP-BLDG & GROUNDS				358.02	
Department: 235 PROGRAMS					
35-235-531135	SUMMER CONCERT THE MESSENG	EMILY A. KUHN	SUMMER CONCERT THE MESSENGERS BAND	1,200.00	196604
35-235-531135	CY25 WINTER BASKETBALL SCH	QUICKSCORES LLC	CY25 WINTER BASKETBALL SCHEDULING FEE	14.00	None
35-235-531135	THURSDAY CONCERT	THE MACKENZIE O'BRIEN BAND	THURSDAY CONCERT	1,200.00	196606
Total Department 235 PROGRAMS				2,414.00	
Total Fund 35 RECREATION FUND				2,772.02	
Fund: 36 PARKS FUND					
Department: 201 ADMINISTRATION					
36-201-521901	ROTARY PARK 07/10/25-08/08	COMMONWEALTH EDISON CO	ROTARY PARK 07/10/25-08/08/25	41.21	None
Total Department 201 ADMINISTRATION				41.21	
Department: 202 EQUIP & SUPPLIES					
36-202-529902	BROKEN CABLE & JAMB SEAL M	ALLIED GARAGE DOOR INC	BROKEN CABLE & JAMB SEAL MISSING PARK	495.75	None
36-202-532202	HAND TOOLS GARDENING	LOMBARD ACE HARDWARE (GENE	HAND TOOLS GARDENING	18.98	None
36-202-539902	RENTAL CYLINDER VH	TERRACE SUPPLY COMPANY	RENTAL HIGH PRESSURE CYLINDER UNDER 1	13.02	None
36-202-539902	HIGH PRESSURE 110 CT CYLI	TERRACE SUPPLY COMPANY	HIGH PRESSURE 110 CT CYLINDER VH	19.53	None
36-202-540102	CAPITAL OUTLAY	HACIENDA LANDSCAPING INC	LIONS PARK LIGHT POLE REMOVAL	5,200.00	None
Total Department 202 EQUIP & SUPPLIES				5,747.28	
Total Fund 36 PARKS FUND				5,788.49	
Fund: 41 SWIMMING POOL & REC FUND					
Department: 301 POOL&REC-ADMIN					
41-301-521901	JEFF POOL 07/11/25-08/11/2	COMMONWEALTH EDISON CO	JEFF POOL 07/11/25-08/11/25	2,307.97	None
Total Department 301 POOL&REC-ADMIN				2,307.97	
Department: 302 POOL					
41-302-530203	CHEMICALS	AQUA PURE ENTERPRISES INC	POOL CHEMICALS	4,590.27	None
41-302-532503	GENERAL EQUIPMENT PARTS	AQUA PURE ENTERPRISES INC	JEFFERSON POOL VALVE PARTS	286.76	None
Total Department 302 POOL				4,877.03	
Department: 303 VPRC					

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF VILLA PARK

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 41 SWIMMING POOL & REC FUND					
Department: 303 VPRC					
41-303-521901	320 WILDWOOD AVE 07/10/25-	COMMONWEALTH EDISON CO	320 WILDWOOD AVE 07/10/25-08/11/25	9,730.92	None
			Total Department 303 VPRC	9,730.92	
			Total Fund 41 SWIMMING POOL & REC FUND	16,915.92	
Fund: 82 WATER SUPPLY FUND					
Department: 202 EQUIP & SUPPLIES					
82-202-521902	520 N PRINCETON 07/14/25-0	COMMONWEALTH EDISON CO	520 N PRINCETON 07/14/25-08/12/25	170.92	None
82-202-521902	CENTRAL PUMPING STN 07/14/	COMMONWEALTH EDISON CO	CENTRAL PUMPING STN 07/14/25-08/12/25	936.03	None
82-202-521902	WELL #2 07/10/25-08/08/25	COMMONWEALTH EDISON CO	WELL #2 07/10/25-08/08/25	31.36	None
82-202-521902	35 W HOME 07/10/25-08/08/2	COMMONWEALTH EDISON CO	35 W HOME 07/10/25-08/08/25	112.66	None
82-202-540102	JACKSON AREA WATER SYSTEM	CORE & MAIN	JACKSON AREA PROJECT WATER SYSTEM MAT	704.00	None
			Total Department 202 EQUIP & SUPPLIES	1,954.97	
			Total Fund 82 WATER SUPPLY FUND	1,954.97	
Fund: 83 WASTEWATER FUND					
Department: 202 EQUIP & SUPPLIES					
83-202-521902	WESTLANDS LIFT STN 07/14/2	COMMONWEALTH EDISON CO	WESTLANDS LIFT STN 07/14/25-08/12/25	49.92	None
83-202-521902	S VILLA LIFT STN 07/16/25-	COMMONWEALTH EDISON CO	S VILLA LIFT STN 07/16/25-08/12/25	935.61	None
83-202-521902	RT 83 LIFT STN 07/14/25-08	COMMONWEALTH EDISON CO	RT 83 LIFT STN 07/14/25-08/12/25	57.23	None
83-202-521902	YALE/RIDGE LIFT STN 07/14	COMMONWEALTH EDISON CO	YALE/RIDGE LIFT STN 07/14/25-08/12/2	67.80	None
			Total Department 202 EQUIP & SUPPLIES	1,110.56	
			Total Fund 83 WASTEWATER FUND	1,110.56	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF VILLA PARK

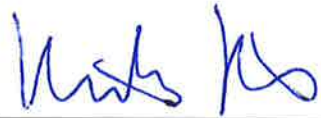
EXP CHECK RUN DATES 09/01/2025 - 09/01/2025

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
--- TOTALS BY GL DISTRIBUTION ---					
		10-110-565600	FIRE & POLICE COMMISSION	200.00	
		10-160-521900	UTILITY - ELECTRIC	400.67	
		10-160-529900	OTHER CONTRACTUAL SERVICES	3,455.00	
		10-170-521900	UTILITY - ELECTRIC	55.25	
		10-170-529900	OTHER CONTRACTUAL SERVICES	45.00	
		10-180-531000	MOTOR VEHICLE PARTS & ACCESS	1,529.07	
		10-201-529901	OTHER CONTRACTUAL SERVICES	480.00	
		10-208-529908	OTHER CONTRACTUAL SERVICES	530.47	
		10-209-529909	OTHER CONTRACTUAL SERVICES	450.00	
		10-211-531401	JANITORIAL SUPPLIES	524.58	
		10-255-521925	UTILITY - ELECTRIC	245.19	
		10-255-529925	OTHER CONTRACTUAL SERVICES	624.00	
		10-255-539325	STREET LIGHTING MATERIALS	921.25	
		10-257-534227	ASPHALT MIX	820.90	
		11-202-540202	NON-CAPITAL OUTLAY	2,475.33	
		35-216-521916	UTILITY - ELECTRIC	128.02	
		35-216-529916	OTHER CONTRACTUAL SERVICES	230.00	
		35-235-531135	PROGRAM SUPPLIES	2,414.00	
		36-201-521901	UTILITY - ELECTRIC	41.21	
		36-202-529902	OTHER CONTRACTUAL SERVICES	495.75	
		36-202-532202	HAND TOOLS	18.98	
		36-202-539902	OTHER SUPPLIES	32.55	
		36-202-540102	CAPITAL OUTLAY	5,200.00	
		41-301-521901	UTILITY - ELECTRIC	2,307.97	
		41-302-530203	CHEMICALS	4,590.27	
		41-302-532503	GENERAL EQUIPMENT PARTS	286.76	
		41-303-521901	REC CENTER- UTILITY ELEC	9,730.92	
		82-202-521902	UTILITY - ELECTRIC	1,250.97	
		82-202-540102	CAPITAL OUTLAY	704.00	
		83-202-521902	UTILITY - ELECTRIC	1,110.56	
--- TOTALS BY FUND ---					
		10	CORPORATE FUND	10,281.38	
		11	GENERAL FUND-CAPITAL	2,475.33	
		35	RECREATION FUND	2,772.02	
		36	PARKS FUND	5,788.49	
		41	SWIMMING POOL & REC FUND	16,915.92	
		82	WATER SUPPLY FUND	1,954.97	
		83	WASTEWATER FUND	1,110.56	
		Total For All Funds:		41,298.67	

x



8-27-25

x Julie Sellers

8.27.25

Village of Villa Park Board of Trustees

Committee of the Whole

Meeting Minutes – July 14, 2025

Date: July 14, 2025

Time: Meeting called to order at 6:01 PM

Location: Village of Villa Park

20 S. Ardmore Avenue

Village Hall, Boardroom

Villa Park, IL 60181

1. Call to Order & Roll Call

- The meeting was called to order by President Patrick. Clerk Laukant performed the roll call.
 - **Present:** President Kevin Patrick, Trustees Jorge Cordova, Jack Kozar, Cari Alfano, Tina Konstatos, Khalid Sabri, Deepa Kumar

2. Pledge of Allegiance

- Attendees stood for the Pledge of Allegiance.

3. Public Comments

- **Donna Noxon:** Against the dissolution of the Commissions
- **Ivan Figueroa:** Complaint about Trustee Konstatos and Trustee Kozar's actions at Coffee with the Board. Trustee Kozar asked if he could respond to the complaint and did.
- **Joe Amore:** Mentioned it was the Parks & Recreation Commission that got the Recreation Center and Lufkin Park done. Personally, thanked each individual on the Parks & Recreation Commission and the Environmental Concerns Commission.
- **Marianne Greco:** Against the dissolution of the Commissions. Also, I understand water fees will always go up but maybe consider a tiered fee schedule.
- **Vincent Davis:** Against the dissolution of the Commissions.
- **Tom King:** I do support the new commission structure – more aligned with the changing times.
- **Bob Wagner:** First, I would like to say that I would never ask someone to speak on my behalf. Spoke on behalf of the ECC.
- **Nick Cuzzone:** Not against changing the commissions but the Village should be involved in it and the current volunteers should remain.
- **Christine Murphy:** I am not in favor of dissolving the commissions or how it was handled. Stop spending time on these things and look at the shortfalls taking place.
- **Cheryl Tucker:** Offered her recommendations regarding the commissions and asked if they

can accomplish certain things. All the Board members have a copy so they can follow along since she has a limited amount of time to speak.

- **Jason Jarrett:** Thoughts and concerns regarding Planning and Zoning Commission restructuring. Welcome the opportunity to speak with anyone regarding this.
- **Patrice Gallagher:** Try to think positive – transition is not easy. Let's give this a positive chance.

4. Discussion

a. Discussion on proposed Water Rate Increase due to DuPage Water Commission Increase

Director Guerra gave a presentation on the new water rates. If the Village does nothing, the budgeted infrastructure projects may be affected if those funds are needed for the water increase, i.e. water mains, water tower painting, lead pipe project, etc. The Village can do what has been done in the past – pass the increase on to the user.

Trustee Alfano asked if the Village has any information on a water fee structure. Director Guerra stated he would look into it and do some research. The Village could do a rate study and look at forecasts for the next few years of expenses, etc.

Trustee Konstatos asked what staff would suggest? Director Guerra stated the Village needs to account for at least half of the increase if not all. The street projects and lead services are in the future. There are options.

Manager Rivas asked if there was ever a year when there was not an increase. Director Guerra stated there has always been an increase.

Trustee Kumar asked if the Village should look into the possibility of the tiered concept along with a rate study.

Trustee Cordova asked what other towns are doing with this increase. He would like to see what others are doing to give us an idea.

Trustee Konstatos agreed with Trustee Cordova for that information. Try to give a little relief to the residents if possible.

Trustee Sabri asked what would be the effective date of the increase. Director Guerra stated that it will be effective once the ordinance is passed with usually a 30 day window.

b. An ordinance of the Village of Villa Park DuPage county, Illinois amending Article XVIII of Chapter 2 of the Village Park Municipal Code Dissolving the Economic Development Commission and creating the Villa Park Growth Commission.

Trustee Kumar stated she is okay with the ordinance but asked when there will be a discussion regarding policies. Doesn't feel like this has been given enough time. Gave a 3 page report to the Board regarding the policies she suggests. President Patrick reminded her that the COW is for discussion on of the agenda items only.

Trustee Konstatos asked Trustee Kumar if she is trying to ask what the policy and procedures are for picking the people. Trustee Kumar stated yes about picking people but also about the restructuring. President Patrick again stated that the discussion is to be only about the agenda items.

Trustee Alfano stated, in general, board liaisons are necessary. Policies and commissions need to be looked at separately.

Trustee Konstatos stated this is a process. Started with a foundation, then the structure, etc. Confused on Trustee Kumar's concerns about the policies and procedures questions. President Patrick again stated that this is not about policies and procedures, that is for another time.

Trustee Alfano asked for clarity on the membership length and expiration dates. Would suggest they should maintain consistency and change the expiration date to the end of May or at least passed April because of the new boards coming in May.

Trustee Kumar stated that it is a policy question and all the policies should be the same for all commissions.

- c. An Ordinance of the Village of Villa Park, DuPage County, Illinois, amending Articles XIII and XXV of Chapter 2 of the Villa Park Municipal Code dissolving the Parks and Recreation Advisory Commission and the Environmental Concerns Commission and creating the Garden Village Commission and the Community Recreation Commission.

Trustee Kumar stated that the Environmental Concerns Commission does so many things already. I would keep Environmental Concerns Commission as is.

Trustee Alfano said the if the Village combines these two, there should be Jr. Commissioners – 5 members may not be enough. "Environment" is important in the name.

Trustee Kumar mentioned that the Village is losing power by not retaining a set of active volunteers. Commissioners should only be on one commission. Agree to have a Jr. Commissioner on every commission. President Patrick stated that we are discussing these ordinances on the agenda.

President Patrick asked if Trustee Kumar wants to make a motion to table what?

- o Motion to Table Items 4c, 4d, and 4e to then next agenda for discussion of commission policies and discussion of the actual restructuring of the commissions made by Trustee Kumar and seconded by Trustee Cordova.

Roll Call Vote:

Ayes: Trustees Cordova, Kumar

Nays: Trustees Alfano, Konstatos, Kozar, Sabri

Motion did not pass.

Discussion shall continue:

Trustee Cordova expressed concern that this meeting is running late, and families are waiting for the swearing in of promotions at the Board meeting. President Patrick stated that they will get through this first.

Trustee Konstatos stated that her understanding was that this was going to be on the next agenda anyways, as a 2nd reading. Attorney confirmed that.

Trustee Alfano stated that they are here to talk about it and have prepared for this.

Trustee Kumar asked what item they were discussing. She has many bullet points but President Patrick stated that only items pertaining to the ordinance at hand are up for discussion.

- d. An Ordinance of the Village of Villa Park, DuPage County, Illinois, amending Articles XVI and XVII of Chapter 2 of the Villa Park Municipal Code dissolving the Planning and Zoning Commission and creating the Plan Commission and the Zoning Board of Appeals, and amending Chapter 18 regarding Planning and Development.

Trustee Kumar explained there was a discussion that this was not a good idea. It is more inefficient to separate them. Have a Planning and Zoning board with a subcommittee for the Comprehensive Plan. The Village Attorney responded that it is written so it doesn't require having to go to two different commissions.

Trustee Konstatos asked which Villages did Trustee Kumar speak to - some have old ways, and some have newer processes.

Trustee Sabri stated that volunteers are always changing. This is all irrelevant.

Trustee Kumar discussed volunteerism. President Patrick asked her to stay on topic.

Trustee Cordova questioned that because of dissolving the commissions and relieving them of their duties, can't these people be considered for these new commissions. President Patrick responded that yes they can reapply for commissions. He explained that commissions will be dissolved and new commissions will be made. Then those commissions will tell us, the Board, what they need, i.e. additional members, junior members, etc. It is not about performance or individuals, it is about structure. We are giving the power back to the commissions.

Trustee Alfano stated it is all in the ordinance – what we are empowering them to do, for example, we need more people, etc. Trustee Konstatos questioned if that would be a subcommittee. The Village Attorney stated the language can be modified to whatever you want. It is in there, as task force, just not spelled out.

Trustee Alfano mentioned that the Board wants the commission to ask us for more people, then the ordinance can be changed?

Trustee Cordova wants to know if we can ask what the outputs are and build a little more structure. Can we give them a guide for each commission.

President Patrick would like to implement two town hall meetings a year and have the commissions be present for questions and information. In addition, the second board meeting of December (referred to as the Annual Meeting), I would like the commissions to give a brief presentation.

Trustee Kumar – How do we get the people on our commissions? Who is on the

commissions? President Patrick stated that we are still doing it the same way as we have always done. The Village Attorney stated that appointments will be made by the President with the advice and consent of the Board. Trustee Kumar would like to change that to her suggestion.

- e. An ordinance of the Village of Villa Park, DuPage County, Illinois, amending Articles XXII, XXX, and XXXII of Chapter 2 of the Villa Park Municipal Code dissolving the Traffic and Safety Commission, the Video Production Commission, and the Special Events Review Committee.

Trustee Cordova wanted to say thank you to a lot of those commissioners from these commissions that are being dissolved. We need to mend our relationships with them.

Trustee Konstatos said we haven't gotten to the point of not acknowledging the ones that are no longer working on the commissions. Yes, we should thank the previous commissioners and would hope that since they are so compassionate about their volunteer time on the commissions, that they would want to help the new members. The new members should not be punished because they are on the commissions now.

Trustee Alfano feels it is premature to say "now-dissolved". We can now discuss this. I have an issue with the Special Event Review Committee. It is good for part-time people to create an Event Commission.

Trustee Kumar says that Traffic and Safety is important. Talked about a Mediation Commission as a support commission. We don't have mediation support. President Patrick agreed with Trustee Kumar about volunteers applying for positions on the commissions.

5. Adjournment

- o Motion for adjournment made by Trustee Konstatos and seconded by Trustee Kozar.

Roll Call Vote:

Ayes: Trustees Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

Meeting adjourned at 7:55 p.m.

Rolf Laukant
Village Clerk

Village of Villa Park Board of Trustees

Meeting Minutes – July 14, 2025

Date: July 14, 2025

Time: Meeting called to order at 8:04 PM

Location: Village of Villa Park

20 S. Ardmore Avenue

Village Hall, Boardroom

Villa Park, IL 60181

1. Call to Order & Roll Call

- a. The meeting was called to order by President Patrick. Clerk Laukant performed the roll call.
 - **Present:** President Kevin Patrick, Trustees Jorge Cordova, Jack Kozar, Deepa Kumar, Cari Alfano, Tina Konstatos and Khalid Sabri
- b. A quorum was established.

2. Pledge of Allegiance

- a. Attendees stood for the Pledge of Allegiance.

3. Amendments to the Agenda

- President Patrick proposed a motion to move Item 7b, 7c, and 7d before Item 4.
 - o Motion from Trustee Kozar and seconded by Trustee Konstatos to move Item 7 before Item 4.
- No discussion.

Voice Vote:

Ayes: All

Nays: None

Motion Carried

4. Public Comments on Agenda Items

- a. **Joe Amore:** Item 13c – Civil Tech Grant Separation Project. We paid them once already and why pay for them to study again for something that probably won't work. Pedestrian underpass should be the recommendation. Refer to Union Pacific Public

Project Manual. Involve the railroad first before spending more money on another study. I offered to introduce President Patrick to Commuterations Director for Illinois, Wisconsin and Metra.

- b. **Christine Murphy:** Item 11b – The Local Liquor Commission has been and currently is comprised of past Village Presidents. The proposed changes are not acting in the best interests of our businesses, residents and Village of Villa Park. Item 13b – Advocate for parental leave – this was initiated at Coffee with the Board. Approve it and move on- too much time being spent on this. Lastly, I have no problem with the roll of Deputy President, however, I don't advocate for Trustee Alfano – endorsing Trustee Kumar.
- c. No further public comments on agenda items.

5. Public Comments on Non-Agenda Items

- a. **Judy Wyrle:** I support restructuring the commissions and new appointments. Hope that people who don't have a long resume feel welcome to apply for a commission. 100% behind President Patrick.
- b. **Leslie Allison-Seei:** I would like to address fireworks on the 4th of July. Goes on for weeks and affects people with PTSD, veterans and animals. Asking for stronger enforcement in our town. Can we use the drones? Chief Kubish explained that they received only 13 calls for fireworks on the 4th of July. Encourages people to call the police, as many times as necessary. Remember it takes us time to get there. Also we may not be able to locate the problem. Please be specific about where the fireworks are being used.
- c. **Jason Jarrett** – The mention of new members on commissions – our commissions do have terms. This allows new members to learn from current members. Recommendation to the board – P & Z Commission probably averages one to two recommendations per month, all year, every year. We have had strong support from staff, the President and the board liaison. It is not common to have separate commissions. Explained Chicago's process and their need for separate commissions. Stated that Attorney Morton mentioned there was no need to have meetings before the two separate commissions but referred to the Village staff memo dated June 23 and the ordinance of the Plan Commission. Final comment – splitting the commissions is a bad idea – use subcommittees.
- d. **Patricia Little** – Heard Trustee Kumar state that it makes sense to look at the overall plan of what we are doing with the commissions. I agree President Patrick has overarching goals and I feel he is being dishonest. I'm frustrated as a resident. I encourage discussions of the overall plan and do it out in the open.
- e. **Lynn Smith** – Member of ECC. There is a difference between the objectives of the Environmental Concerns Commission and Garden Village Commission. Explained the differences. Would be great if they can work in unison.
- f. No further public comments on non-agenda items.

6. Proclamations

None

7. Presentation

- a. Swearing in of Chief Todd Kubish – being postponed to the next meeting
- b. Swearing in of Deputy Chief James Svara
- c. Swearing in of Sgt. Eric Haimann
- d. Community F.U.N. Commission Presentation – Recap on Waves of DuPage Event held on Friday, May 23, 2025 at the VPRC

8. Appointment to Commission

None

9. Consent Agenda

The Consent Agenda included the following items:

- a. Approval of Minutes of the Village Board of Trustees meeting held on May 12, 2025.
- b. Approval of the Minutes of the Committee of the Whole Meeting held on June 9, 2025.
- c. Approval of the Minutes of the Village Board of Trustees meeting held on June 2, 2025.
- d. Bill listing for the week of June 16, 2025 in the amount of \$125,338.59 and June 23, 2025 in the amount of \$627,275.49.
 - o Motion to postpone items a, b and c until the July 28 meeting when those minutes have been corrected made by Trustee Alfano, seconded by Trustee Konstatos.

Voice Vote:

Ayes: All

Nays: None

Motion Carried

- o Motion to approve Consent Agenda Item D made by Trustee Sabri and seconded by Trustee Kozar.

Trustee Alfano questioned:

- a. Susan Mika regarding Nicor Gas bills - higher because payments were missed. Also confirmed there are still some that are behind.
- b. Director Guerra regarding Constellation new energy bills for addresses that don't exist. Director Guerra explained those bills needs addresses so some of the made up addresses for Village utilities such as signs, street lights, pump stations, etc.
- c. BCBS, VSP, Dental and IRMA were not paid by prior administration. Susan Mika stated online emergency payments have been made to avoid disconnections, penalties and discontinuations.
- d. ComEd – Susan Mika not sure where they are at right now.

Trustee Konstatos asked Susan Mika to confirm, for transparency reasons, what the total was that we were behind. Trustee Konstatos stated that when a bill is past due, you received notification. Susan stated that there were phone calls, letters and email sent to the previous administration that were ignored. IRMA has an annual report requirement that the Village provides at the beginning of each year due in February. It was sent to the Village to be completed but never received. Once Susan was aware of this, the report was completed and submitted within one week. Penalty fees are applied for this and Susan is in conversation with them to waive the penalty fees of \$5,000-\$10,000.

Trustee Konstatos also inquired about any BCBS claims that may have been denied. Susan explained that there were some denials but after she took care of all the payments, all claims were to be resubmitted and would be accepted. Trustee Konstatos asked if there was any outreach to the previous staff once all of this became apparent and Susan stated that they were all already gone from their employment. Emails and letters were found dated back to April that were ignored. Susan can't answer how this was missed since finance should catch it at least by the second month if a payment hasn't been made. Trustee Konstatos thanked Susan for all her hard work.

Trustee Kumar asked if the Village is changing their processes since Susan is here. She explained the budget issue and found missing PD pension money – has money coming in but no money going out. A lot has been miscoded. The Village is short \$2.4M-\$2.6M. In addition, the budget that was presented to the Board was not the same budget that was filed with the County.

Trustee Alfano thanked Susan for all her hard work. She has been asking for the budget since January. Trustee Alfano stated that the Board needs to pay attention, which is what they are doing. There's a reason that things happen but can't always be shared with the public at the time. We need the resident's trust. Susan stated that the Board will have a June report at the next meeting and moving forward, a report will be presented at the second meeting of the month.

Trustee Alfano asked if there is a need for a forensic audit. Susan explained that she has had meetings with auditors. They planned to be here in April, came to the Village in April and were told they weren't ready for them. Now it may not be until September or October. Would suggest a forensic audit if it looks bad.

Trustee Konstatos stated that the Board took heat for the decisions they made, but no information could be shared without all the facts. She asked Susan if she is expecting more things to come up. Susan replied "Yes" and stated that they found invoices from 2024 in a folder in a drawer. Trustee Konstatos also thanked Manager Rivas for stepping into this role and seeking out staff members he can work with.

Trustee Cordova discussed the general fund, possibility of shortfall being corrected with the general fund, and how many days reserve does the Village have. Susan explained that reconciliations are only done through December 2024. Her guess is that the Village will not hit 90 days reserve from what she is looking at with the deficit of the recreation center and the police pension shortfall. Should have more answers in the next month. The \$1.6M from today's bill listings does not come from the general fund.

Trustee Kumar thanked Susan for her hard work and asked what her credentials are in finance. Susan stated she has been in finance for 27 years, starting at entry level and working her way up to where she is today.

Trustee Konstatos expressed concern about the Villages ability to qualify for grants. Susan stated that she believes the Village is okay and not in jeopardy of losing anything new or pending.

Trustee Kozar mentioned all the issues. Explained that the Board had a bunch of detractors who had fits that we were replacing the manager and some staff. The previous President Cuzzone and Manager Harline were asleep at the wheel or just lazy or didn't care. This is why the Board made the decisions, and this is not the end of it. Trustee Kozar said he is doing this for personal reasons since this is his town and he was elected by some who wanted oversight and trust that we are doing the right things.

President Patrick thanked Manager Rivas and Director Mika and stated the Village values their experience and needs you both to get the Village back on track.

Trustee Sabri thanked Manager Rivas for all his hard work and thanked Susan Mika for her service. Feels the Village should look into why these things were done and also the previous management, not only the budget part but other things.

President Patrick informed Trustee Kumar that they will be moving forward with Roberts Rules of Order as best we can.

Trustee Kumar asked if the new budget will take into consideration the shortfall. Susan Mika stated that that is part of the budget workshop. There is a budget kickoff next week with training on the new software. Initial thought process is to mirror what was budgeted this year, however, special projects may be put on a wish list and added later if possible. To get back on track and not rush, we are staring earlier than normal – cuts and freezes may happen.

Roll Call Vote

Ayes: Trustees Sabri, Kumar, Kozar, Konstatos, Cordova, Alfano

Nays: None

Motion Carried

10. Ordinance for First Reading

- a. An ordinance amending the Villa Park Municipal Code in order to authorize and regulate the Use of Low-Speed Electric Scooters within the Village of Villa Park, Illinois.
This ordinance would amend Section 14-115 of Chapter 14 ("Motor Vehicles and Traffic") of the Villa Park Municipal Code to allow the operation of low-speed electric scooters within Villa Park in accordance with specific regulations. Staff recommends approval.

Trustee Konstatos would like to see the fees be higher – suggests \$200-\$250 to cover the officers' time. This fee needs to hit the parents pocketbook. Village attorney explained the levels/classes for pre-existing fees already. Village will need a new class for the higher amount. Trustee Konstatos says the \$35 is a slap on the hand-at least start at \$100-\$150. We need help from the parents. Police have more important things to do than picking up kids on scooters. Second offense should be more, then the third offense even more.

Trustee Alfano agrees with Trustee Konstatos – it has to affect everyone, not just the child. Is it possible to impound the e-scooter or e-bike for a repeat offender?

Chief Kubish stated that the fine goes up with each offense. The PD wants to gradually educate the people – take a slow approach. Much concern is people don't want to hurt anyone or for anyone to get hurt.

President Patrick expressed that a strong awareness campaign is the most important thing. E-scooters are not cheap. Educate everyone on fees and the possibility of the e-scooter being confiscated.

Chief Kubish said the message is simple. It is not complicated. Under 18 can't ride them. After 18, there are rules to follow, i.e. speed, helmets, etc. Rules of the road also apply.

Trustee Kumar is concerned about the safety of the children. Education and addressing our state and local representative to take it to the next level by putting disclaimers at the retail stores is important. E-mobility is an issue – we need to look at e-mobility as a whole. Include all micro-mobility devices. I agree with Trustee Konstatos about the fees.

President Patrick explained that this item will be back on the agenda at the July 28th meeting. He would like a couple of different ordinances to change the fee structure as an option so we can look at incorporating higher fees. Also, would like to discuss the awareness campaign.

Trustee Sabri asked Chief Kubish if he could reach out to local hospitals regarding accidents and injuries from the e-scooters and add that information to the awareness campaign.

Trustee Alfano asked Chief Kubish to send the Board members a link to the state law.

Trustee Konstatos asked to have the link of the state law added to the Village's website. Also asked if the Police Department or F.U.N. Commission could hold a safety event. We can utilize small businesses/restaurants in town to spread awareness with flyers.

Chief Kubish stated that he had to pull down any education materials from social media since there is no ordinance yet, so no e-scooter riding is allowed in the state.

Trustee Alfano asked for confirmation that per state law no one is allowed to ride e-scooters. The Village Attorney confirmed that and said the individual municipalities must opt in.

Trustee Kumar stated that adults should be allowed to ride until we have ordinance on this item. We must make a statement that kids can't ride.

President Patrick mentioned that this item will be on the July 28th agenda – any suggestions or comments should be emailed to me so I can forward them to the Manager.

11. Ordinance for Second Reading

- a. An ordinance of the Village of Villa Park, DuPage County, Illinois, amending Chapter 23 of the Villa Park Municipal Code to implement a Municipal Grocery Retailers' Occupation Tax and a Municipal Grocery Service Occupation Tax.

This ordinance amends Chapter 23 of the Villa Park Municipal Code to create Secs. 23-1301, 23-1302, and 23-1303 (Municipal Grocery Tax). This ordinance received a first reading on June 23, 2025. Staff recommends approval.

- o Motion to approve this ordinance made by Trustee Konstatos and seconded by Trustee Alfano.

Trustee Kumar stated that she would not normally approve additional taxes, however, due to the financial state of the Village, we need this and it is a tax that is already in effect.

Roll Call Vote:

Ayes: Trustees Konstatos, Cordova, Alfano, Kumar, Sabri, Kozar

Nays: None

Ordinance Passed

- b. An ordinance of the village of Villa Park, DuPage County, Illinois amending Article II of chapter 3 of the Villa Park Municipal Code regarding the Local Liquor Control Commission.

This ordinance amends Chapter 3 Article II (Local Liquor Control Commission). The ordinance received a first reading on June 23, 2025. The Village President's related appointments are also on the agenda for the Village Board's information, as no consent is needed.

- o Motion to approve this ordinance made by Trustee Kozar and seconded by Trustee Konstatos.

No Discussion

Roll Call Vote:

Ayes: Trustee Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

Ordinance Passed

- c. An ordinance of the Village of Villa Park, DuPage County, Illinois, amending Article III of Chapter 3 of the Villa Park Municipal Code regarding Class G Liquor License Fees for the Village-sponsored events.

This ordinance amends Sections 3-303, 3-314 and 3-316 of Article III (Licenses) of Chapter 3 (Alcoholic Liquor) of the Villa Park Municipal Code. This ordinance received a first reading on June 23, 2025. Staff recommends approval.

- o Motion to approve this ordinance made by Trustee Konstatos and seconded by Trustee Sabri.

Trustee Alfano inquired about any events where this would apply retroactively. Village Attorney explained that any situations like that can be handled administratively.

Roll Call Vote:

Ayes: Trustee Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

Ordinance Passed

12. Ordinances

- a. An ordinance granting a variation from the gazebo area requirements of Section 6.10.2, Table 6-2, of the Zoning Ordinance for the property located at 734 S. Villa Avenue.

This ordinance approves Petition PZ-26-06 for a variation from Section 6.10.2 table 6-2 for a maximum size of a gazebo to be expanded from 200 sq. ft. to 250 sq. ft. The Planning and Zoning Commission recommended approval by a vote of 5-0.

- o Motion to approve the ordinance was made by Trustee Konstatos and seconded by Trustee Alfano

- Trustee Alfano asked Michelle House for a short background of this variation. Michelle explained how measurements can be determined by the eaves and/or columns used.

- Trustee Kumar asked if this was an easy vote for P & Z. Jason Jarrett explained that there is some gray area on this particular structure. It is a large lot and the 250 sq. ft. only applies to this specific structure.
- President Patrick asked what was the hardship for this variance. Jason Jarrett explained that there were approved permits for the foundation. There were several conflicts with staff and afterwards some transitions going on in the Village (3 different Community Development Directors) during this variation process. The structure was already built and would have to be torn down if it is not approved.
- Trustee Sabri asked for confirmation that it was a standard/store bought gazebo, not a custom gazebo. Jason Jarrett explained that the commission asked for an administrative adjustment which then does not require an ordinance change. The Village attorney clarified that the problem wasn't that it was already built, it was the size of the structure.
- Trustee Konstatos asked about possibly putting something in the ordinance to offer a little give.

Roll Call Vote:

Ayes: Trustees Konstatos, Cordova, Alfano, Kumar, Sabri, Kozar

Nays: None

Ordinance Passed

13. Resolutions

- a. Resolution approving an engineering agreement with CDM Smith, Inc. of Chicago, Illinois for the Phase I Engineering for the Ardmore Avenue at UPRR Grade Separation in an amount not to exceed \$997,733.00.

This is a resolution to approve the Village President entering into a professional engineering agreement with CDM Smith, Inc., for the Phase I preliminary engineering services for a proposed grade separation of the Union Pacific Railroad (UPRR) at Ardmore Avenue for an amount not to exceed \$997,733.00. The Village has previously performed a feasibility study which determined Ardmore was the most suitable location for a grade separation with the UPRR. The Village has received confirmation of an Illinois Commerce Commission (ICC) grant to help offset the cost of the Phase I engineering. Staff recommends approval.

- o Motion to approve the ordinance was made by Trustee Cordova and seconded by Trustee Kumar
- Director Guerra has a representative from CDM Smith for additional information. Director Guerra stated that if the Village does not move forward with this, they run the risk of losing future funding with this due to the fact that the ICC has already presented us with a grant. Director Guerra explained the scope of the project in detail.
- President Patrick expressed concern because of the earlier information about the finances, this is a large sticker price. Also, he referred to the comments from Joe Amore regarding the data that has already been collected.
- The CDM representative explained what needs to happen next and the options available. Also discussed costs and grants available for additional engineering phases and construction.

- President Patrick asked the representative about any concerns regarding federal budget cuts going on right now to obtain funding through federal resources. The rep explained that they have seen reductions in some reports but haven't seen any changes or threats to the current funding levels. It is a concern. I can't speak on that. It is like having a crystal ball.
- Trustee Kumar asked for more time to contemplate this. This is a considerable expense.
- Director Guerra mentioned that Phase I doesn't guarantee us or obligate us. The other study was part of the IDOT requirement and is an alternative study. Also explained that the funding is out of the Street Improvement Fund, not the General Fund. This is a great opportunity because typically you don't get funding for engineering.
- President Patrick expressed concerns he has about the budgetary issues that are pressing. The uncertainty of federal funding and if we secure them or not, is a gamble. If we don't go in this direction, can someone explain the loss of grant money. The rep explained that they look for project readiness and project commitment to determine who gets the money. You must demonstrate progress and commitment.
- Trustee Kumar again stated that the Board needs more time to vet out the situation.
- CDM rep explained the funding process further – local versus federal funding. There are always other opportunities that come up.
- Trustee Sabri asked what is the timeline for the study and what is the payment option. The rep explained that the timeline for Phase I would be approximately 24 months plus an additional 24 months for the rest. The payments are pay as you go. When payments are made, an invoice is submitted to IDOT for reimbursement. Trustee Sabri stated that it would be \$40K-\$50K a month then? The rep responded that was correct but the amounts will drop down as the end of the project gets closer.
- Trustee Konstatos asked if we explain why we aren't accepting the grant at this time, will that help to get the grant at a later date? Director Guerra said we could try but his experience is they won't offer it again because they don't trust our commitment. The rep stated that future funding is becoming more competitive. Trustee Konstatos also questioned about more cost involved if we would have to acquire properties. Director Guerra stated that he can't say too much on that until we do the study to see where we are at.
- Trustee Sabri asked if we have to make a decision today. The rep said "no", but this is very well thought out.
 - Motion to push this to the July 28th meeting made by Trustee Kozar and seconded by Trustee Konstatos.

No Discussion

Roll Call Vote:

Ayes: Trustees Konstatos, Cordova, Alfano, Kumar, Sabri, Kozar

Nays: None

Motion Passed

- o Motion to table Resolutions 13b, 13c, 13d, 13e, 13f, and 13g to the next meeting on July 28th made by Trustee Alfano and seconded by Trustee Kozar

No Discussion

Roll Call Vote:

Ayes: Trustees Konstatos, Cordova, Alfano, Kumar, Sabri, Kozar

Nays: None

14. Unfinished Business

None

15. New Business

- a. FOIA Report: Manager Rivas explained that the report was put together by Dan McCann. This was a very labor intensive report and are requesting we do this quarterly or every 6 months. President Patrick suggested a skim down version showing how many were administrative, what for, are they closed, person requesting and what the general request is for. Manager Rivas said he will get back to President Patrick on that. Trustee Kumar stated she is good with quarterly reports. Manager Rivas said they are still playing catch up and found 47 FOIA's that were found in a drawer and were never done. Trustee Alfano would like monthly reports and have it limited to administrative.
- b. Trustee Konstatos would like the Board to consider doing Coffee with the Board once a month in the evening. Trustee Kumar supports Trustee Konstatos' proposal.

16. Village Commissions Report

None

17. Village Clerk's Report

Currently we are missing multiple years of clerk reports. We have just automated our minutes section. Trustees are given first drafts of the automated minutes using a proprietary AI. We are working with our attorney to address all these issues.

18. Village Trustees' Report

Trustee Konstatos: Would like to encourage people to start attending meetings on other issues.

Trustee Cordova: None

Trustee Kozar: None

Trustee Kumar: Thanked all the commissioners that came out. The Board will come to a good process for the commissions. Cost is a problem. We need to look at Jr. Commissioners.

Trustee Sabri: New commissioners should not think they are not qualified for the job. That also doesn't mean that the old commissioners are not needed. Maybe can be used for subcommittees.

Trustee Alfano: It is an honor and privilege to represent Villa Park. Thank you for putting your trust in me.

Congratulations to Deputy Chief Svava and Sgt. Eric Haimann on their promotions and thank you for all you do for Villa Park.

Thanks to Mary on the FUN Commission for spearheading the opportunity for Villa Park to participate in the Waves of DuPage. I would like to request that a presentation of the pictures be put on our website.

I would like to encourage people to go to the art exhibit at College of DuPage.

I would also encourage residents to read the agendas and the packets and see what we are voting on. I would like to remind residents that we are not making assumptions.

After discussion of the budget, I would like to point out that Trustee Kozar asked for financial updates for years (even when I was a resident in the audience). Thanks for being persistent.

In the COW, I referenced the commissioner's banquet.

I would like to attend the IML Conference and would like to ask that more than one of us attend.

19. Village President's Report

Thanks to all of you that took part in hosting the 4th of July parade. Thank you to Corey at Veteran's Towing for having Tony from American English ride on his float and perform for the parade. Thanks to all of you who came out.

20. Village Manager's Report

Congratulations to Deputy Chief Svava and Sgt. Eric Haimann.

At our next meeting, we will announce the winners of the 4th of July parade awards

21. Executive Session

None

22. Adjournment

- o Motion to adjourn made by Trustee Cordova and seconded by Trustee Konstatos.

Voice Vote:

Ayes: All

Nays: None

Motion passed. Adjournment approved.

- Time of adjournment: 11:44 p.m.

Respectfully Submitted,

Rolf Laukant
Village Clerk

Village of Villa Park Board of Trustees

Meeting Minutes – August 25, 2025

Date: August 25, 2025

Time: Meeting called to order at 7:00 PM

Location: Village of Villa Park

20 S. Ardmore Avenue

Village Hall, Boardroom

Villa Park, IL 60181

1. Call to Order & Roll Call

- The meeting was called to order by President Patrick. Clerk Laukant performed the roll call.
 - **Present:** President Kevin Patrick, Trustees Jorge Cordova, Jack Kozar, Deepa Kumar, Cari Alfano, Tina Konstatos and Khalid Sabri
- A quorum was established.

2. Pledge of Allegiance

- Attendees stood for the Pledge of Allegiance.

3. Amendments to the Agenda

President Patrick suggested a motion be made to move 7a after 10d.

- Motion to amend agenda made by Trustee Kozar and seconded by Trustee Sabri.

Voice Vote:

Ayes: All

Nays: None

4. Public Comments on Agenda Items

- **Robert Wagner:** Item 11b – I appreciate the effort to envision a new commission structure, but not the way it was done. Name of the commission should be Environment and Sustainability Commission – the other name is too long Spring sweep advertised as a cleanup and not a recycle event. Also commented on number of duties and description of the commission.
- **Tony Grollo:** Item 6a – Thank you for adding Mickey's to the agenda. Thanks to the residents for their support and concern.

- **Joe Amore:** Item 12a – Email read by Clerk Laukant – against parents being required to attend meetings with Jr. Commissioners.

5. Public Comments on Non-Agenda Items

- **Cheryl Tucker:** Coffee with the Board on August 6th – to discuss important issues. E-bikes: people haven't seen anything on it. Manager Rivas stated that on August 12th that the Police Department posted information about e-scooters on Facebook.
- **Chris Deckworth:** A comment was received from this resident but not asked to have it read. President Patrick stated that it will be discussed later.
- No further public comments on non-agenda items.

6. Proclamations

- Proclamation recognizing Mickey's Hot Dogs and naming August 25, 2025: "Mickey's Monday"

7. Presentation

- Presentation of a plaque to the VFW Post #2801 for their participation and planning of the Independence Day Parade

8. Appointment to Commission

- Appointment of Susan Mika as a Member of the Fire Pension Board for the remainder of C. Howard's term expiring April 30, 2027.
- Appointment of Susan (Sue) Bachman as Commissioner to the Senior Concerns Commission for a term expiring April 30, 2026.
- Appointment of Jason Jarrett as Board Member to the Zoning Board of Appeals (ZBA) for a term expiring May 31, 2026.
- Appointment of Alan Hasler as Commissioner to the Plan Commission for a term expiring May 31, 2026.
- Appointment of Bridget Krigsholm as a Junior Commissioner to the F.U.N. Commission for a term expiring May 31, 2026.
- Appointment of Madeline Flaskamp as Commissioner to the F.U.N. Commission to fill the vacant term that expires on April 30, 2028.
 - o Motion for appointments made by Trustee Konstatos and seconded by Trustee Alfano.

No Discussion

Roll Call Vote:

Ayes: Trustees Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

9. Consent Agenda

- a. Approval of the Minutes of the Village Board of Trustees meeting held on June 23, 2025.
- b. Bill Listing for the weeks of July 28, 2025 in the amount of \$730,897.63 and August 4, 2025 in the amount of \$529,390.11.
- c. A resolution approving a Side Letter to the Collective Bargaining Agreement between the Village of Villa Park and the Illinois Fraternal Order of Police Labor Council on behalf of the Villa Park Police Sergeants and Lieutenants amending certain dates.
- d. A resolution approving a Side Letter to the Collective Bargaining Agreement between the Village of Villa Park and the Illinois Fraternal Order of Police Labor Council on behalf of Villa Park Patrol Officers amending certain dates.
 - o Motion to approve the consent agenda made by Trustee Konstatos, seconded by Trustee Sabri.

No Discussion

Roll Call Vote:

Ayes: Sabri, Kumar, Kozar, Konstatos, Cordova, Alfano, President Patrick

Nays: None

Motion Carried

10. Staff Report

- a. Finance Report – Susan Mika presented a Finance Report for July. She explained the report. The Village is doing pretty well. No questions from the Board.
- b. FOIA Report – Manager Rivas explained that the report is 50 pages – emailed due to not being ready for the packet. We can post it on the website if you would like. President Patrick asked for it to be added to the website.
- c. Parks Projects as of August 4, 2025 -
Trustee Alfano asked about the sidewalk program. What are the various locations? Where is the plan or where can we find the plan? Director Guerra explained how the plan works. The Village does not publish it. The 50/50 program has a 3-year backlog. They do fill in ADA and bad locations.
Trustee Sabri asked if it is a first come first serve program. How do we come up with the 50/50 program. Director Guerra stated that it is on a first come first serve basis, then trip hazards. Director Guerra stated that sidewalks in the capital projects are addressed. Trustee Sabri asked if there is a list of people/addresses for the 50/50 program. Director Guerra said there is no problem getting you a list. Trustee Sabri asked if the Village can increase budget amounts in the next budget.
Trustee Kumar asked about restrictions on \$600,000. Director Guerra stated that the Village is waiting for the exact requirements for the funding.
Trustee Alfano asked if they could add the word “map” on the website for the 2025 sidewalk locations. Director Guerra said he would take care of that tomorrow.
Trustee Konstatos asked why it takes so long. Can we get a cost? Director Guerra explained it costs approximately \$10/sq ft. but can get a better number tomorrow.

Trustee Kumar asked how many squares does a typical household have? Director Guerra explained the majority are 3-6 squares per home. The number depends on the size of your lot frontage and/or if you are on a corner lot. The Village pays 100% if it is the Village tree causing the problem and all ADA requirements.

11. Ordinance for First Reading

- a. An ordinance amending Article III of Chapter 19 of the Villa Park Municipal Code regarding Motor Vehicle Tows by the Police Department.
This ordinance would amend Article III of Chapter 19 of the Municipal Code regarding regulations and fees related to the towing of vehicles by the police department. This is a first reading. Staff recommends approval.

Motion to waive first reading and approve ordinance made by Trustee Kozar and seconded by Trustee Konstatos.

Trustee Cordova asked for a rundown of the memos for those who haven't read it. Give us an idea as to why the increase in towing fees. Chief Kubish explained that the towing fees in neighboring communities are lower than Villa Park's. With these changes, we are still lower than them. Section 4 regarding property in the vehicle, has been tweaked to now mirror state law. The current application process fees was instituted 2 managers ago. We are updating the fees and policies to resemble other communities.

Trustee Cordova if there are requirements and qualifications for towing companies. Chief Kubish responded that there are qualifications, and the Village does backgrounds on the companies as well as the drivers. Trustee Konstatos explained that they are talking about larger tow companies with large yards and facilities. Chief Kubish stated these companies, and the people, are vetted by the Police Department. Response time is important also. The selection falls on the Chief so the PD looks for a company who is 100% legit. A lot goes into selecting a tow company.

Chief Kubish went off topic to inform the Board that the cost is \$100 for fingerprinting per applicant for the volunteers for the commissions.

Trustee Alfano asked how many tow companies we have now and what is the process of dismissing them if needed. Chief Kubish stated that they have one tow company currently and if the PD has a reason to dismiss them, they are allowed to do so.

Trustee Alfano asked if the \$200 application fee will keep companies from applying. Chief Kubish explained that others have applied but did not fit the criteria.

Trustee Sabri asked if this is a yearly contract. Chief Kubish explained that it is a yearly licensing. He also explained how the tow company can provide service the Village needs. The Village can bring on any companies they want and however many companies they want.

Trustee Kumar asked if the Village is trying to get more tow companies. Chief Kubish stated that this came up because the fees needed to be updated. Having one company is great, but the Village will welcome any applications. Trustee Kumar asked Chief to send the Board the criteria they use. Chief Kubish said he could do that. Trustee Kozar stated that having that information is not necessary – the Police

Department is handling it. Trustee Cordova mentioned the possibility of predatory tow companies out there and the Board is just doing their homework.

Roll Call Vote:

Ayes: Trustees Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

Ordinance Passed

- b. An ordinance of the Village of Villa Park, DuPage County, Illinois amending Article XX of Chapter 2 of the Villa Park Municipal Code creating the G.R.E.E.N. Commission.

This ordinance amends Article XX of Chapter 2 to create the G.R.E.E.N. Commission. The commission will serve as a strategic advisory body to the Village Board, focused on long-term solutions for reducing environmental impact, protecting natural assets and integrating sustainable practices into the Village's economic development, infrastructure and community planning. This is a first reading.

Motion to waive first reading and approve ordinance made by Trustee Kozar and seconded by Trustee Sabri

Trustee Kumar is in favor of this commission. Duties are crossing other commissions and should be addressed at some point.

Trustee Alfano asked what is LEED, Section 2-2005, Item I? President Patrick explained LEED is an internationally recognized organization about sustainability. It offers credentials that show your organization is LEED certified (there are different levels of certification).

Trustee Cordova mentioned that with the Recreation Center, there was a cost associated with getting LEED certified.

President Patrick stated that there is a fee per project, however, it is beneficial to hold us to a standard.

Trustee Konstatos approves this commission and is not afraid of all the duties assigned to them.

Trustee Alfano is concerned about cross-over duties, responsibilities and collaborations. President Patrick explained that collaboration and communication is essential and important with commissions. Also, it is important with community organizations. President Patrick explained how all this will work.

Village Attorney explained that if this ordinance, as well as the other ordinances of the overarching of commission policies, is approved, we will go back and amend these commission ordinances because of the overlap. This will clean them up.

Trustee Cordova is looking forward to this commission and mentioned the horticulture club.

President Patrick explained that these commissions are advisory commissions to

the board. They will tell the Board what their goals are and what they need. Trustee Kumar commented that the policy book is a starting point. Trustee Alfano mentioned that the F.U.N. Commission created what they want to do and what they are doing. We need to give the commissions the ability to tell us what they want to do. Trustee Sabri agrees with Trustee Alfano.

Roll Call Vote:

Ayes: Trustees Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

Ordinance Passed

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12. Ordinance for Second Reading

- a. An ordinance of the Village of Villa Park, DuPage County, Illinois, amending Article XIV of Chapter 2 of the Villa Park Municipal Code regarding Appointed Boards and Commissions.

This ordinance amends Article XIV of Chapter 2 of the Villa Park Municipal Code to establish policies and procedures for the selection of commissioners and the procedures commissioners would follow. A first reading was held on August 11, 2025. The revised draft presented here incorporates comments received from Village Board Members.

- o Motion for the ordinance was made by Trustee Konstatos and seconded by Trustee Sabri
- o Written motion to accept the ordinance with changes (read and given in written format) made by Trustee Alfano and seconded by Trustee Konstatos

Trustee Alfano brings this motion so the Board can have a brief discussion, however, this is a fluid document and can change at any time.

Trustee Kumar is not against finishing this off, however, I have some additional changes also, i.e. Jr. Commissioners and strike out simple majority.

Village Attorney stated that Trustee Alfano's motion can be accepted and can make a motion to amend Trustee Alfano's motion, if needed.

Trustee Cordova stated changes he would like to see made. I agree we need to move forward on this. Trustee Alfano's motion is chilling any further conversation. President Patrick stated that it was identified that all Trustees should submit to our Village Attorney any items they would like changed and that the majority of them would be incorporated in this draft.

Trustee Kumar stated she would like to make a motion to amend some things. Trustee Kumar shared her changes she is suggesting. Village Attorney asked what she would like to amend regarding applications. He explained sections that Trustee Kumar is referring to. Village Attorney confirmed what wording Trustee re already assigned and about the applications we are receiving. President Patrick reiterated the code in this area.

- o Motion by Trustee Kumar to amend Trustee Alfano's motion to remove 2.14.04d and modify language 2.14.05b and seconded by Trustee Cordova.

Roll Call Vote:

Ayes: Kumar, Cordova

Nays: Trustees Alfano, Konstatos, Kozar, Sabri

Motion Failed

Call to Question made by Trustee Kozar and seconded by Trustee Konstatos.

Roll Call Vote:

Ayes: Trustees Alfano, Konstatos, Kozar, Sabri

Nays: Trustees Cordova, Kumar

Call to Question Passed – No further Discussion

Roll Call Vote on Trustee Alfano's amended motion:

Ayes: Trustees Alfano, Konstatos, Kozar, Sabri

Nays: Trustees Cordova, Kumar

Amended Motion Passed

13. Ordinances

- a. An ordinance of the Village of Villa Park, DuPage County Illinois, granting a Variation from the Maximum Fence Height Requirements of Section 9.2.2, Table 9-1, of the Zoning Ordinance for the property location at 5 W. Madison Avenue, Villa Park.

The ordinance would approve petition PZ-25-11, a request for a variation to allow a 5.0 foot tall open style fence in the front yard, instead of 4.0 foot tall open style fence, The Petitioner is seeking approval of a Variation from 9.2.2, Allowed Fence Heights and Locations of the Zoning Ordinance. The Planning and Zoning Commission held a public hearing on August 14, 2025 where they recommended approval of the request by a vote of 6-0.

- o Motion to approve ordinance made by Trustee Konstatos and seconded by Trustee Kozar.

No Discussion

Roll Call Vote:

Ayes: Trustees Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

Ordinance Passed

- b. An ordinance of the Village of Villa Park, DuPage County, Illinois, grating variations from Sections 4.4.3 and 6.10.3 of the Zoning Ordinance for the property located at 10 S. Charles Avenue, Villa Park, Illinois.

This ordinance would approve petition PZ-25-15, a request for variations from Section 4.4.3 General Building to permit a rear yard setback of 5.0 feet instead of 40.0 feet, from Section 4.4.3 General Building to permit a garage entrance not on the rear façade, and

Section 6.10.3 Nonresidential Accessory Structures to permit a rear and interior side yard setback of 5.0 feet instead of 10.0 feet of the Zoning Ordinance. The Planning and Zoning Commission held a public hearing on August 14, 2025 where they recommended approval of the request by a vote of 6-0.

- o Motion to approve this resolution was made by Trustee Sabri and seconded by Trustee Konstatos.

Trustee Alfano questioned the zoning of the property. Michelle House explained zoning and remodeling done at this property. Rather than changing the zoning, the Planning and Zoning Commission recommended keeping the zoning the same but go for a variation for the garage. Property has more options as an MXT.

Trustee Kumar stated that she was at the meeting regarding this variance and there was quite a bit of discussion.

President Patrick thanked staff for having those videos on YouTube.

Roll Call Vote:

Ayes: Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

Ordinance Passed

14. Resolutions

- a. A resolution of the Village of Villa Park, DuPage County, to amend the funding agreement for Tri-Trail Connector Project.

This amendment supplements the original joint funding agreement for the construction work with the State of Department of Transportation for the construction of the Tri-Trail Connector Project to reallocate federal dollars from construction to Phase III engineering. The Village staff recommends approval of amendment #1 to the agreement.

Motion to approve resolution made by Trustee Cordova and seconded by Trustee Alfano.

No Discussion

Roll Call Vote:

Ayes: Trustees Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

Resolution Passed

- b. A resolution of the Village of Villa Park, DuPage County, to approve the Phase III Engineering Agreement – Supplement with Civiltech Engineering, Inc., of Itasca, Illinois, in the amount of \$74,359.00.

This amendment supplements the original agreement with Civiltech for the Phase III engineering for the Tri-Trail Connector to account for the additional engineering hours required due to the contractor performing at a slower than anticipated production rate due to utility delays as well as adjacent developer work. All justifications can be found outlined in Civiltech's proposal attached. The Village staff agree that Civiltech

Engineering, Inc. request is justified and recommends approval of supplement #1 to the agreement for an additional \$38,658.00.

Motion to approve resolution made by Trustee Alfano and seconded by Trustee Konstatos.

No Discussion

Roll Call Vote:

Ayes: Trustees Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

Resolution Passed

15. Unfinished Business

a. Village Board of Trustees' Rules of Order and Procedure

Trustee Kozar stated that he feels if residents have a comment and are unable to or not willing to attend a meeting, they should send an email directly to all the Trustees, not the Clerk. Thought there was previously a policy on this. If not, Trustee Kozar agreed to make a motion to adopt this policy. The Village Attorney stated that nothing in the Rules of Order and Procedures or an ordinance regarding public comments allows email comments to be read into the record. It is a point of practice rather than something that formally needs to be changed as written now, that you have to be present and give your comments. The attorney agrees that it not be allowed. His concerns are with the Board or Clerk saying someone else's words in their own voice and being misconstrued as the reader's opinion.

Motion to amend Rules of Order & Procedures to stop the practice of emailing the Trustees or Clerk to have things read on the record made by Trustee Kozar and seconded by Trustee Konstatos.

Trustee Cordova agrees with this policy but asked if the Board could use their Trustee Report to share the emails from residents. Trustee Konstatos asked the Attorney if that is the same thing as reading some else's words or can a summary of what the email consists of. The Village Attorney stated that there is a difference between public comments at that section of the agenda and comments made in the Trustee Report section with the approval of the person who sent the email. In public comments, you are just the messenger for someone else. In the Trustee's Report, it might be construed that the Trustee agrees with the content in the email. It still goes in the record.

Trustee Alfano believes it is better to sum up what they are saying so as not to put someone else's words in your mouth. Trustee Kumar feels the public at large won't hear it unless one of the Board chooses to read the email – we lose our transparency. But if there is a liability for that, I will accept it.

Trustee Cordova asked how a resident would be able to put something on record. The Village Attorney will be in your policies. Once they are received by the Clerk, they are a public document and are FOIAable.

Trustee Alfano suggested that there needs to be a narrative to have residents email the Clerk and the Clerk will forward the email to the Trustees. However, that doesn't mean

you can't contact your Trustees with other matters. Trustee Konstatos agrees with Trustee Alfano. Trustee Kumar likes appending it to all the Board members and the minutes and the public as well.

Trustee Alfano suggested asking the sender for their permission to share the email. Trustee Kumar says it is about the people who say "yes" so let's append it. The people who say "no", we understand.

Roll Call Vote:

Ayes: Trustees Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

Motion Passed

Motion to amend the policy that public comments via emails go directly to the Clerk and they will be distributed to the Board made by Trustee Alfano and seconded by Trustee Sabri.

Trustee Kumar wants to see the emails go to the Board at large and be appended.

Roll Call Vote:

Ayes: Trustees Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

Motion Passed

b. Village Board Social Media Policy

Motion to table this discussion to 9/8/25 meeting (no time to review) made by Trustee Alfano and seconded by Trustee Kozar.

Trustee Cordova asked everyone to look at the highlighted sections only that should be our social media policy which is legally required.

Roll Call Vote:

Ayes: Trustees Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

Motion Passed

Village Commission Reports Motion to approve resolution made by Trustee Cordova and seconded by Trustee Alfano.

No Discussion

Roll Call Vote:

Ayes: Trustees Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

16. New Business

Trustee Alfano:

Asked for an update on crossing lights at the Prairie Path and Villa Avenue – when they will be working.

When can the graffiti on the Tri-Trail be cleaned up

Trustee Kumar:

Update on the e-scooter situation – saw the Facebook information. When will the information get to the schools. E-bikes is coming soon.

As commissions are opening, would like to address the issued behind Wildfire with the Commission and put it on their new business.

Trustee Konstatos:

Discuss the idea about e-scooter awareness signs and posting our laws and fines.

President Patrick:

Since the Board did approve the GREEN Commission, I would ask the Village staff to put a solicitation out on social media and update our website that reflects the creation of the new commission. We will have a solicitation for residents to fill those vacancies. We want to allow our residents to know what is available and vacant. When applications are received and reviewed, I will bring my recommendations to the Board.

17. Village Commission Reports

None

18. Village Clerk's Report

Nothing to Report

19. Village Trustees' Report

o Trustee Konstatos:

Cool weather. Hope everyone enjoys the rest of their week.

o Trustee Cordova:

I was part of the Silver and Blue Community Night at Willowbrook High School. It is great program.

Thursday is the conclusion of the summer concerts. There were great turnouts for these concerts this year.

o Trustee Kozar:

Nothing to Report.

o Trustee Kumar:

Thanked Sean Casten for his visit to the Fire Department. Thank you to Chief Stapleton for his pitch for our Fire Department.

Thank you to Mickey's for coming out – sad to see them go. Wishing a warm farewell to Dave and Annette.

o Trustee Sabri:

Mickey's is going to be missed.

Communication MC Squared has arrived in three different letters. We must be more clear about the program and put information on the website about what those letters mean. Residents need to know they can opt out at any time.

- o **Trustee Alfano:**

Thanks to Mickey's for their part in our community

Thank you to the VFW for their partnership with the Village for the 4th of July parade as well as other events.

Remind everyone that school starts soon and to be safe and careful.

Tomorrow is Women's Equality Day – 19th Amendment. Trustee Alfano read a thorough explanation of women's rights.

Hope everyone has a safe and Happy Labor Day.

It is an honor and privilege to serve you – please reach out as needed.

20. Village President's Report

Mickey's will be missed – congratulations and Good Luck!

Was an honor to swear in officer Michael Hilton – Kudos to Chief Kubish and the Police and Fire Commission for a great hire.

Sean Casten visited our Fire Station 81 and thank you to Chief Stapleton for being such a gracious host.

Manager Rivas and I attended a meeting in Addison Township on Veterans Affairs and further support for our local veterans.

New Commissions started meeting – Garden Village Commission Chair Steve De La Rosa asked a question to the commissioners and one comment that was made was looking forward to saying "We helped do that and made Villa Park a better place".

Next meeting is 9/8/25 which is also the opening season for the Bears and feel free to sport your favorite Bears attire.

21. Village Manager's Report

"The times they are a changin'".

Congratulations to the swearing in of Officer Michael Hilton and Officer Alex Strokis.

Congratulations and welcome to returning Julie Settles.

Recognized on 8/28/25 the retirement of Dan McCann after 30 years of service in the Village's Police Department.

22. Executive Session

- a. 5 ILCS 120/2 (c)(1)

The appointment, employment, compensation, discipline, performance, or dismissal of specified employees, specific individuals, or specific volunteers.

- b. 5 ILCS 120/2 (c)(2)

Collective negotiating matters between the public body and its employees of their representatives, or deliberations concerning salary schedules for one or more classes of employees.

- c. 5 ILCS 120/2 (c)(5)

The purchase or lease of real property for the use of the public body.

- o Motion to go to Executive Session made by Trustee Konstatos and seconded by Trustee Alfano.

Roll Call Vote:

Ayes: Sabri, Kumar, Kozar, Konstatos, Cordova, Alfano, President Patrick

Nays: None

23. Adjournment

Adjourn meeting from Executive Session.

9:34 p.m.

Respectfully Submitted,

Rolf Laukant
Village Clerk

Village of Villa Park Board of Trustees

Meeting Minutes – September 8, 2025

Date: September 8, 2025

Time: Meeting called to order at 6:00 PM

Location: Village of Villa Park

20 S. Ardmore Avenue

Village Hall, Boardroom

Villa Park, IL 60181

1. Call to Order & Roll Call

- a. The meeting was called to order by President Patrick. Clerk Laukant performed the roll call.
 - **Present:** President Kevin Patrick, Trustees Jorge Cordova, Jack Kozar, Deepa Kumar, Cari Alfano, Tina Konstatos and Khalid Sabri
- b. A quorum was established.

2. Pledge of Allegiance

- a. Attendees stood for the Pledge of Allegiance.

3. Amendments to the Agenda

None

4. Public Comments on Agenda Items

None

5. Public Comments on Non-Agenda Items

None

6. Proclamations

- a. Proclamation recognizing Train Safety Week September 15-21, 2025
- b. Proclamation recognizing Constitution Week September 17-23, 2025
- c. Proclamation recognizing Hispanic Heritage Month September 15-October 15, 2025

7. Presentation

None

8. Appointment to Commission

a. Appointments to the G.R.E.E.N. Commission:

- a. Appointment of Nick Wesling as Commissioner for a term expiring May 31, 2028.
- b. Appointment of Mike Storino as Commissioner for a term expiring May 31, 2027.
- c. Appointment of Jocelyn Ramirez as Commissioner for a term expiring May 31, 2027.

Motion to appoint commissions made by Trustee Kumar and seconded by Trustee Konstatos.

No Discussion

Roll Call Vote:

Ayes: Trustees Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

Motion Passed

9. Consent Agenda

- a. Approval of the Bill Listings for the weeks of August 11, 2025 in the amount of \$928,606.91 and August 18, 2025 in the amount of \$1,543,487.85.
- b. Approval of the Minutes of the Special Meeting of the Village Board held on July 23, 2025.
- c. Approval of the Minutes of the Village Board of Trustees Meeting held on July 28, 2025.
- d. Approval of the Minutes of the Committee of the Whole Meeting and the Village Board of Trustees Meetings held on August 11, 2025.
- e. An ordinance authorizing the Disposal of Surplus Personal Property of the Village of Villa Park, Illinois.
- f. A Resolution appointing a Delegate and Alternate for the Intergovernmental Risk Management Agency (IRMA).
- g. Resolution of the Village of Villa Park, DuPage County, Illinois, approving an Engineering Services Agreement with V3 Companies, Ltd., of Woodridge, Illinois, for Phase III Construction Engineering of the Highland Avenue resurfacing in an amount not to exceed \$81,184.20.
- h. Resolution of the Village of Villa Park, DuPage County, Illinois, approving an Engineering Services Agreement with V3 Companies, Ltd., of Woodridge, Illinois, for Phase II Design Engineering of the Harvard and Jackson Resurfacing in an amount not to exceed \$47,500.00.

- o Motion to approve consent agenda with the removal of the Bill Listing from the Consent Agenda made by Trustee Konstatos and seconded by Trustee Alfano.

Roll Call Vote (Items B through H):

Ayes: Trustees Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

Motion Carried

Trustee Konstatos would like to see the contract from Hacienda Landscaping for the Lions Park Construction. We need to make sure it is complete, and all was done properly before payment is made since there have been comments about the condition of some of the plantings that are not living. Director Howe stated there are some of landscaping

items that went with the construction of the building which will be discussed at the conclusion of that part of the project. The Village will ask for replacements since they are under warranty. Hacienda Landscaping was for the playground. This is for payment #5. Payment #6 is still being processed right now and there is still some landscaping that is in need of replacement, and some is missing. Those were addressed last week. We will not pay them until they come through. Trustee Konstatos questioned about items for the construction of the building, primarily flooring. Director Howe was not aware of an issue and stated that he would talk to Brian Roche about it. President Patrick asked about dead trees and severely diseased trees – are these being addressed as well. Director Howe stated that they were addressed with Upland Design. The Village will hold payments until they are replaced – probably this fall.

Trustee Kumar asked how long the warranty is for on the building. Director Howe explained that the warranty on the building is for one year and Hacienda has a one-year warranty from substantial completion. The Village has not received a letter of substantial completion to date.

Trustee Alfano asked about the Lions Recreation Center Construction – heard there were some flooring issues. Is that part of the warranty process? Are we completed with the payments for this. Director Howe said he would follow up with Williams.

Trustee Sabri questioned an email he sent to Manager Rivas regarding concerns over the projects on the website and not being up to date. Director Howe stated he will update them.

Trustee Konstatos again asked for a copy of the contract and a list of work that is completed and what is not completed. Director Howe explained that there are still two more payments that will be due. President Patrick explained that we can vote and approve his to go through. The Village will still be able to hold off on payments based on our warranty. Director Howe explained that the two remaining payments are for approximately \$201,000 and \$185,000. The Village Attorney recommended approving this bill and pay for the substantial amount of work that has already been done.

Trustee Kumar said she is concerned about the warranty running out and the problems will continue to occur. She suggested asking for an additional 6 months on the warranty.

Trustee Sabri asked Director Howe to clarify which of the landscaping plans was paid for by each phase. Director Howe said he would provide a drawing of the work with the copies of the contracts.

- o Motion to approve bill listing made by Trustee Konstatos and seconded by Trustee Sabri.

Roll Call Vote

Ayes: Trustees Sabri, Kumar, Kozar, Konstatos, Cordova, Alfano

Nays: None

Motion Carried

10. Ordinance for First Reading

None

11. Ordinance for Second Reading

None

12. Ordinances

None

13. Resolutions

- a. Resolution of the Village of Villa Park, DuPage County, Illinois, approving a contract with Builders Paving, LLC, of Hillside, Illinois, for Construction of the Highland Avenue Resurfacing in an amount of \$510,885.00.

This resolution authorizes the Village President to execute a contract for the construction of the Highland Avenue Resurfacing. The project was publicly advertised and competitively bid, with a bid opening held on August 28, 2025. The Village received five bids, with the lowest responsible bid submitted by Builders Paving, LLC, of Hillside, Illinois, in the amount of \$510,885.00. Staff recommends approval of a resolution to award a contract to Builders Paving LLC for the construction of the Highland Avenue Resurfacing for an amount not to exceed \$510,885.00.

- o Motion to approve resolution made by Trustee Konstatos and seconded by Trustee Sabri.

Trustee Kumar asked what kind of resurfacing are they doing? Director Guerra explained it is a mill and fill, including remove and replace curbs and some sidewalks with handicap ramps. Trustee Kumar asked if there is a warranty on the work. Director Guerra explained it is a 1-year warranty. There is a 15–20-year life span on the pavement.

Roll Call Vote:

Ayes: Trustees Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

Resolution Passed

- b. Resolution for use of Motor Fuel Tax Funds for Section 25-00104-00-RS Resurfacing of Highland Avenue.

To approve the resolution for \$558,161 of Motor Fuel Tax Funds for the Highland Avenue Resurfacing Project. This resolution is required to allow the utilization of Motor Fuel Tax to fund the project. Staff recommends the approval of this resolution.

Motion to approve resolution made by Trustee Konstatos and seconded by Trustee Kozar.

No Discussion

Roll Call Vote:

Ayes: Trustees Alfano, Cordova, Konstatos, Kozar, Kumar Sabri

Nays: None

Resolution Passed

- c. Resolution of the Village of Villa Park, DuPage County, to award a contract to The Fields on Canton Farm, Inc., for the 2025 Parkway Tree Planting Program in the amount of \$40,170.00.

To award the contract for the 2025 Parkway Tree Planting Program to The Fields of Canton, Inc., in the amount of \$40,170.00. The project was publicly advertised and competitively bid, with a bid opening held on August 19, 2025. The Village received five

(5) bids for the delivery and planting of 130 various species of parkway trees throughout the Village. The Fields of Canton is the lowest bidder. Staff recommends approval.

Motion to approve resolution made by Trustee Cordova and seconded by Trustee Alfano.

No Discussion

Roll Call Vote:

Ayes: Trustees Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

Resolution Passed

- d. Resolution approving an Intergovernmental Agreement among the Village of Villa Park, the County of DuPage and the Emergency Telephone System Board (ETSB) of DuPage County regarding the Purchase of Interoperable Radios.

Staff recommends authorizing DU-COMM to represent the Village of Villa Park and the Villa Park Fire Department under an intergovernmental agreement with the Emergency Telephone System Board (ETSB). This agreement will facilitate the acquisition of interoperable radios, enhancing the safety, reliability and effectiveness of fireground communications.

Motion to approve resolution made by Trustee Konstatos and seconded by Trustee Alfano.

Village Attorney: Would suggest to add to the motion authorization of DuComm to execute the IGA on behalf of the Village of Villa Park and the Fire Department.

Roll Call Vote:

Ayes: Trustees Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

Resolution Passed

- e. Resolution of the Village of Villa Park, DuPage County, Illinois, to refuse the Expenditure of Village Resources to Assist the Federal Government in Immigration Enforcement Actions.

Motion to approve the amended resolution made by Trustee Kozar and seconded by Trustee Cordova.

No Discussion

Roll Call Vote:

Ayes: Trustees Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

14. Unfinished Business

a. Elected Officials Social Policy

Trustee Alfano stated that she is fine with the draft. Would like to give a motion to pass this – are there any objections to the unhighlighted sections in the draft.

Trustee Cordova confirming what we received on the dais today.

Trustee Konstatos dropped of Lombard policies. Spoke to Addison also. Ready to vote since we already have a policy.

Village Attorney did not receive any additional edits from anyone. The 2024 policy is currently in effect; 2012 is no longer in effect. This policy adds elected officials covered in the new policy.

Trustee Cordova expressed that he will not allow any stifling of his first amendment rights. Continued discussion about first amendment rights, ethics, etc. ensued with the Board members.

Village Attorney explained there are no consequences in the policy. You can say whatever you want. But you would have to answer to the Board. Ethics is important.

- o Motion to pass this policy made by Trustee Sabri and seconded by Trustee Konstatos.

Trustee Kumar – would like to change #5 wording to be more positive

- o Motion to pass this policy minus #5 made by Trustee Kumar and seconded by Trustee Cordova

No Discussion

Roll Call Vote for amended policy:

Ayes: Trustees Cordova, Kumar

Nays: Trustees Alfano, Konstatos, Kozar, Sabri

Roll Call Vote for original motion to pass:

Ayes: Trustees Alfano, Cordova, Konstatos, Kozar, Kumar, Sabri

Nays: None

Motion Passed

- b. Trustee Konstatos asked about an update on the signs for e-scooters, i.e. laws and fines. Posted by the trails, schools and parks. Manager Rivas will follow up on this.
- c. Trustee Konstatos wanted to know if the signs have been changed on Wildwood and relocated. Director Guerra stated that the signs have been changed.
- d. Trustee Konstatos asked for any information on the park benches and garbage cans. Director Guerra explained that the garbage cans have been put out on Ardmore and

the Prairie Path. Director Guerra did not have an answer regarding the benches. He will discuss that with Director Howe and forward the board an update.

- e. Trustee Alfano inquired about the crossing lights, especially on Villa. Director Guerra explained that they had been ordered, however there was a long lead time, approximately 3 weeks. Crews are working on assembling them now.
- f. Ardmore bridge before Casey's – big dip in the road. Is it sinking? Director Guerra says that is on the list of restoration. It was from a water main break.

15. New Business

None

16. Village Commissions Report

None

17. Village Clerk's Report

Nothing to Report.

18. Village Trustees' Report

Trustee Kumar:

We are addressing the Constitution with our discussions of the first amendment rights. Reach out to the Hispanic Community in our town for Hispanic Heritage month. Coffee with the Board – it was mentioned skeletons are for sale to decorate the Prairie Path - \$50 – get them at the Recreation Center.

Trustee Sabri:

Welcome to Dan McCann.
Congratulations to Sonia Bergman and Deputy Chief Pagan.
We have a memorial service for 911 at the Fire Station on Ardmore on 9/11 at 8:30 a.m.

Trustee Alfano:

911 is a somber moment and gives us hope for the future.
F.U.N. Commission Jubilee skeletons are on sale. \$50 – Recreation Center
The PACE bus goes down Washington, not Highland.
The Superhero Geekfest had beautiful weather.
It is an honor and privilege to serve you.

Trustee Konstatos:

911 Patriot Day and family story.
Thank you to our firefighters and police for keeping us safe.

Trustee Cordova:

Thank you to District 88 – Willowbrook - for the helicopter flyover.
Enjoy the weather and impending fall.

Trustee Kozar:

Nothing to Report

19. Village President's Report

Coffee with the Board – Two trustees will be expected to attend each month.

Recognized Trustee Kozar with gratitude and thanks for the first Coffee with the Board pilot program.

Met with Geri Shaw and discussed affordable housing options in Villa Park.

Met with Lindsey, new intern at St. Paul's Lutheran Church, to discuss Villa Park history and its background.

Albright/District 48 had their ribbon cutting for the new construction.

Attended a Special Meeting for Board of Directors at DuComm re: radio purchasing

Attended DuPage Mayors and Managers Conference meeting

Geekpalooza – Thank you to the F.U.N. Commission. Also, thanks to Diane Blair Sherlock for hosting it.

Unicorn Comics – establishment that has been the longest single owned and same address comic shops in the state, maybe in the country.

Shout out to Grant Patrick – 10-year-old – first live performance at Mugs & Manor in Addison playing guitar.

20. Village Manager's Report

Congratulations to Deputy Chief Pagan and Sgt. Sonia Bregman. Way to go.

At our next meeting, we will announce the winners of the 4th of July parade awards.

21. Executive Session

a. 5 ILCS 120/2 (2)(5)

The purchase or lease of real property for the use of the public body.

Motion to move to Executive Session made by Trustee Konstatos and seconded by Trustee Alfano.

Voice Vote:

Ayes: All

Nays: None

22. Adjournment

Adjourn meeting from Executive Session

7:28 p.m.

Respectfully Submitted,

Rolf Laukant
Village Clerk



MEMORANDUM

TO: Village Board of Trustees

FROM:

DATE: September 22, 2025

SUBJECT: An Ordinance Granting a Variation from Section 2.5.2 of the Zoning Ordinance for the Property Located at 580 E. Harrison Street.

RECOMMENDED ACTION:

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.

BACKGROUND:

This existing garage would be converted into living space and a new garage would be added in front of the existing garage, utilizing the existing driveway. The Petitioner would like to expand the existing garage in front of the residence. Currently, the lot features an attached garage. The house is currently facing an unimproved right of way to the south. The home is accessed by an L-shaped driveway from the east.

DISCUSSION:

This Variation request would permit the garage to be constructed closer to the street than the house. This lot is unique because the lot line with the smallest dimension, considered the front, faces an unimproved right-of-way. The Village has installed water main within this right-of-way and would be unlikely to improve the right-of-way in the future. The layout of the home on the property would not permit another accessible location for the garage to be installed.

The Zoning Board of Appeals held a public hearing on September 10, 2025 where they recommended approval of the request by a unanimous vote of 7-0.



Village of Villa Park

Community & Economic Development

11 W Home Avenue, Villa Park, IL 60181

TO: Zoning Board of Appeals
FROM: Community & Economic Development Department
DATE: September 10, 2025
RE: **Petition ZBA-25-01 | 580 E. Harrison Avenue | Variation**

PETITIONER	OWNER
John Tomaszewski 580 E. Harrison St. Villa Park, IL 60181	John Tomaszewski 580 E. Harrison St. Villa Park, IL 60181

Request Summary

The Petitioner is requesting a Variation to allow for a new garage in front of the primary residence. The Petitioner is seeking a Variation from Section 2.5.2 Attached Garage Design, to build a garage extension closer to the street lot line than the longest exterior wall of the house facing the same street.

Background

This existing garage would be converted into living space and a new garage would be added in front of the existing garage, utilizing the existing driveway. The Petitioner would like to expand the existing garage in front of the residence. Currently, the lot features an attached garage. The house is currently facing an unimproved right of way to the south. The home is accessed by an L-shaped driveway from the east.

Site Information

Present Zoning: Residential Single-Dwelling District - RS-10
Present Land Use: Residential
Property Size: 32,670 sq. ft. / 0.75 acres
PIN: 06-15-202-021

Surrounding Zoning

North: Residential Single-Dwelling District- RS-10
West: Residential Single-Dwelling District- RS-10
East: Residential Single-Dwelling District- RS-7.5
South: Residential Single-Dwelling District- RS-10

Surrounding Land Use

Residential
Residential
Residential
Residential

Comprehensive Plan Designation - Residential

Single-dwelling residential areas are neighborhoods where each lot contains one dwelling unit, which can be a standalone house or attached units like townhomes and duplexes. These areas should encompass carefully planned subdivisions and older, established neighborhoods exhibiting classic neighborhood layouts. Single-dwelling homes are the most common form of residential property in the Village and most likely will remain so.

Zoning Request

The Petitioner is requesting a variation from Section 2.5.2 Attached Garage Design to build a garage closer to the street lot line than the longest exterior wall of the house facing the same street.

Internal Staff Review

Variation

The Zoning Ordinance specifically allows for Variation petitions in order to grant relief to a property owner from strict compliance with the regulations of the Zoning Ordinance. Variations are intended to help alleviate a practical difficulty or particular hardship that would be caused by the literal enforcement of the subject ordinance requirements and are site specific.

This Variation request would permit the garage to be constructed closer to the street than the house. This lot is unique because the lot line with the smallest dimension, considered the front, faces an unimproved right-of-way. The Village has installed water main within this right-of-way and would be unlikely to improve the right-of-way in the future. The layout of the home on the property would not permit another accessible location for the garage to be installed.

Site Plan Review

1. Building and Structure Location - The following comments relate to the issue of building and structure location in regard to the proposed development plans:
 - a. The home faces an unimproved right of way. It is unlikely that the right-of-way would ever be improved and the road continued because there are water lines in this space.
 - b. The proposed garage would have an area of 795.6 sq feet. The size of the garage may not exceed 75% of the area of the primary structure, which for this lot, would be 1,721.8 sq feet.
 - c. The proposed garage would have a height of 14.0 feet to match the existing roof line. The maximum height permitted is 28.0 feet.
 - d. The proposed garage would have an interior side setback of 6.2 feet and a front setback of 76.4 feet.
 - e. The proposed garage is in compliance with all bulk regulations, with the exception of Section 2.5.2 Attached Garage Design (D).
 - f. With the orientation of the house and current garage location, there is no alternate location where a new garage could be accessible and comply with current regulations.
2. Building scale - The following comments relate to the issue of building scale in regard to the proposed development plans:
 - a. No comments in regards to scale.
3. Lot Coverage - The following comments relate to the issue of lot coverage in regard to the proposed development plans:
 - a. With the new garage, the lot coverage would be 23.62%. Maximum lot coverage for RS-10 is 50%.
4. Completeness - If the Planning and Zoning Commission requires additional information to determine whether the applicant's development requests comply with the applicable standards of the Code, they may direct the Petitioner to furnish additional information and evidence that may provide clarity regarding their concerns.

Findings

Per Sec. 11.5.6.8. The Zoning Board of Appeals' recommendation must be accompanied by specific findings of fact regarding whether practical difficulties or particular hardships would result if a Variation is not granted. *The Petitioner has submitted the following justification for a Variation from Article 6, Section 6.10.2, Table 6-2 of the Zoning Ordinance:*

- A. State the particular hardship and/or practical difficulty created for you in carrying out the strict letter of the zoning regulations to wit:**
Garage can only work on south/west portion of the house.
- B. A reasonable return or use of your property is not possible under the existing regulations because:**
Using existing driveway and no reasonable way to get to the rear of property.

C. Your situation is unique (not applicable in other properties in the area or zoning classification) in the following respect:

The street is to the east of property. South of home is unimproved [with] water lines and is not a developed street.

D. The variation will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property; not increase hazard from fire; not impair property values in the neighborhood; not unduly increase congestion in the streets, or otherwise impair public safety; health and convenience because:

No issues.

Notification

Legal Notice was published in the Daily Herald on August 25, 2025, a sign placed on the subject property, and notifications sent to property owners within a 250.0 foot radius of the subject property in advance of the Public Hearing.

Staff Recommendation

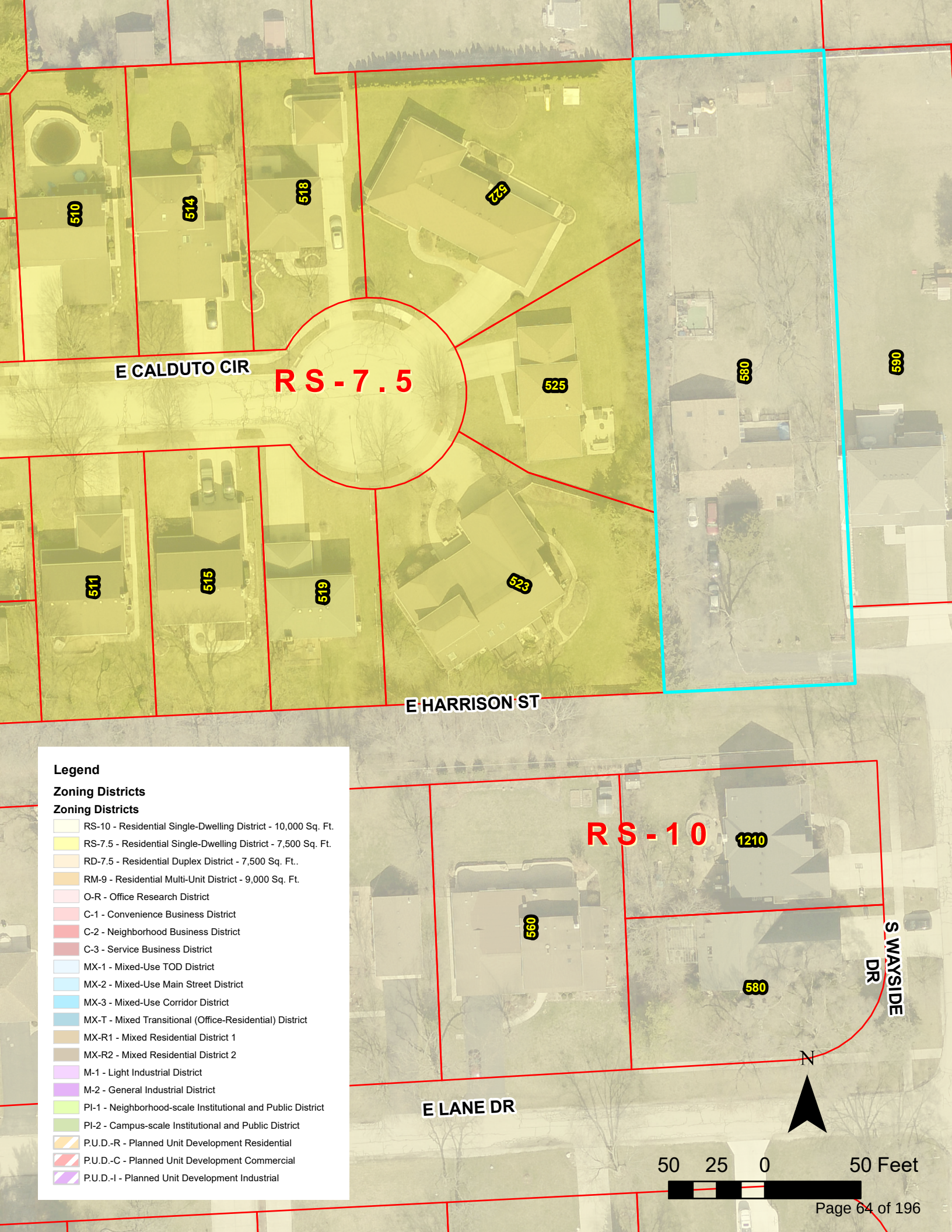
Village staff have reviewed the petition and are in support of the request.

Sample Motion

To recommend approval of ZBA-25-01 for a variation from Section 2.5.2 Attached Garage Design to permit a garage closer to the street lot line than the longest exterior wall of the house facing the same street.

Exhibit List

- Exhibit A - Plat of Survey
- Exhibit B - Proposed Garage Plans



Legend

Zoning Districts

Zoning Districts

- RS-10 - Residential Single-Dwelling District - 10,000 Sq. Ft.
- RS-7.5 - Residential Single-Dwelling District - 7,500 Sq. Ft.
- RD-7.5 - Residential Duplex District - 7,500 Sq. Ft.
- RM-9 - Residential Multi-Unit District - 9,000 Sq. Ft.
- O-R - Office Research District
- C-1 - Convenience Business District
- C-2 - Neighborhood Business District
- C-3 - Service Business District
- MX-1 - Mixed-Use TOD District
- MX-2 - Mixed-Use Main Street District
- MX-3 - Mixed-Use Corridor District
- MX-T - Mixed Transitional (Office-Residential) District
- MX-R1 - Mixed Residential District 1
- MX-R2 - Mixed Residential District 2
- M-1 - Light Industrial District
- M-2 - General Industrial District
- PI-1 - Neighborhood-scale Institutional and Public District
- PI-2 - Campus-scale Institutional and Public District
- P.U.D.-R - Planned Unit Development Residential
- P.U.D.-C - Planned Unit Development Commercial
- P.U.D.-I - Planned Unit Development Industrial

ORDINANCE NO. _____

**AN ORDINANCE OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY,
ILLINOIS, GRANTING A VARIATION FROM SECTION 2.5.2 OF THE ZONING
ORDINANCE FOR THE PROPERTY LOCATED AT 580 E. HARRISON STREET**

WHEREAS, the Village of Villa Park (the "*Village*") is a duly organized and validly existing non-home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State of Illinois; and,

WHEREAS, pursuant to the Illinois Municipal Code (65 ILCS 5/1-1-1 *et seq.*), the President and Board of Trustees of the Village (the "*Corporate Authorities*") may enact zoning regulations to regulate the development and use of real property within the corporate boundaries of the Village; and,

WHEREAS, the Village has heretofore adopted an ordinance entitled the "Zoning Ordinance of the Village of Villa Park, Illinois" (the "*Zoning Ordinance*"); and,

WHEREAS, pursuant to the Illinois Municipal Code (65 ILCS 5/11-13-5), the Corporate Authorities may determine and vary the regulations of its Zoning Ordinance; and,

WHEREAS, Section 11.5, entitled "Variations," of Article 11, entitled "Review and Approval Procedures," of the Zoning Ordinance sets forth the authority and standards by which variations to the Zoning Ordinance may be approved; and,

WHEREAS, an application seeking a variation from the attached garage design requirements of Section 2.5.2(D)(1) of the Zoning Ordinance has been submitted to the Village by the petitioner and property owner, John Tomaszewski (the "*Applicant*") to permit an attached garage closer to the street lot line than the longest exterior wall of the house facing the same street (the "*Variation*") for the property located at 580 E. Harrison Street, Villa Park, Illinois, and as legally described and depicted on Exhibit A (the "*Property*"); and,

Ordinance No. _____

WHEREAS, the Zoning Board of Appeals (“ZBA”) held a public hearing on September 10, 2025 (the “*Public Hearing*”) to consider whether the Variation should be approved, at which time all persons present were afforded an opportunity to be heard; and,

WHEREAS, a public notice in the form required by law was given of said Public Hearing date; and,

WHEREAS, after taking into consideration all evidence and testimony presented at the Public Hearing, the ZBA reviewed the standards set forth in Section 11.5 of the Villa Park Zoning Ordinance and voted to recommend approval of the Variation to the Corporate Authorities; and,

WHEREAS, the Corporate Authorities deem it advisable and in the best interest of the health, safety, and welfare of the residents of the Village to grant the Variation subject to the conditions identified herein.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1. The above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Village President and Board of Trustees of the Village have duly considered the ZBA’s findings of fact and recommendation, and hereby adopt by reference the findings of fact of the ZBA as the findings of the Corporate Authorities of the Village as if fully set forth herein. All documents and exhibits submitted at the Public Hearing are also incorporated by reference into this Ordinance.

Section 3. In addition to the findings set forth in Section 2 hereof, the Corporate Authorities further find in relation to the Variation as follows:

1. That the Variation will alleviate a practical difficulty or particular hardship in

Ordinance No. _____

carrying out the strict letter of the regulations of the Zoning Ordinance;

2. That the plight of the Applicant is due to unique circumstances;
3. That the Property cannot yield a reasonable return if the Variation is not granted;
4. That the Variation will not alter the essential character of the locality; and
5. That the Variation is in harmony with the general purpose and intent of the Zoning Ordinance.

Section 4: The Variation is hereby granted, subject to the following conditions:

1. The Variations shall comply with the modified Plat of Survey attached hereto as Exhibit B and the Site Plan and Designs attached hereto as Exhibit C.

Section 5: If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 6: All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 7: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

[Continued on Next Page]

Ordinance No. _____

ADOPTED THIS _____ DAY OF _____, 2025, pursuant to a roll call vote
as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED this _____ day of _____, 2025

Kevin Patrick, President of the
Village of Villa Park, DuPage County, Illinois

ATTESTED and filed in my office,
this _____ day of _____, 2025

Rolf Laukant, Clerk of the Village
of Villa Park, DuPage County, Illinois

Ordinance No. _____

Exhibit A

Legal Description

THE SOUTH HALF OF THE WEST 99.93 FEET OF LOT FOURTEEN, IN PARK FARMS, BEING A SUBDIVISION IN SECTIONS FOURTEEN AND FIFTEEN, TOWNSHIP THIRTY-NINE NORTH, RANGE ELEVEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1909 AS DOCUMENT NUMBER 97528, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-15-202-021

Common Address: 580 E. Harrison St., Villa Park, IL 60181

Ordinance No. _____

Exhibit B

Modified Plat of Survey

(see attached)

Ordinance No. _____

Exhibit C

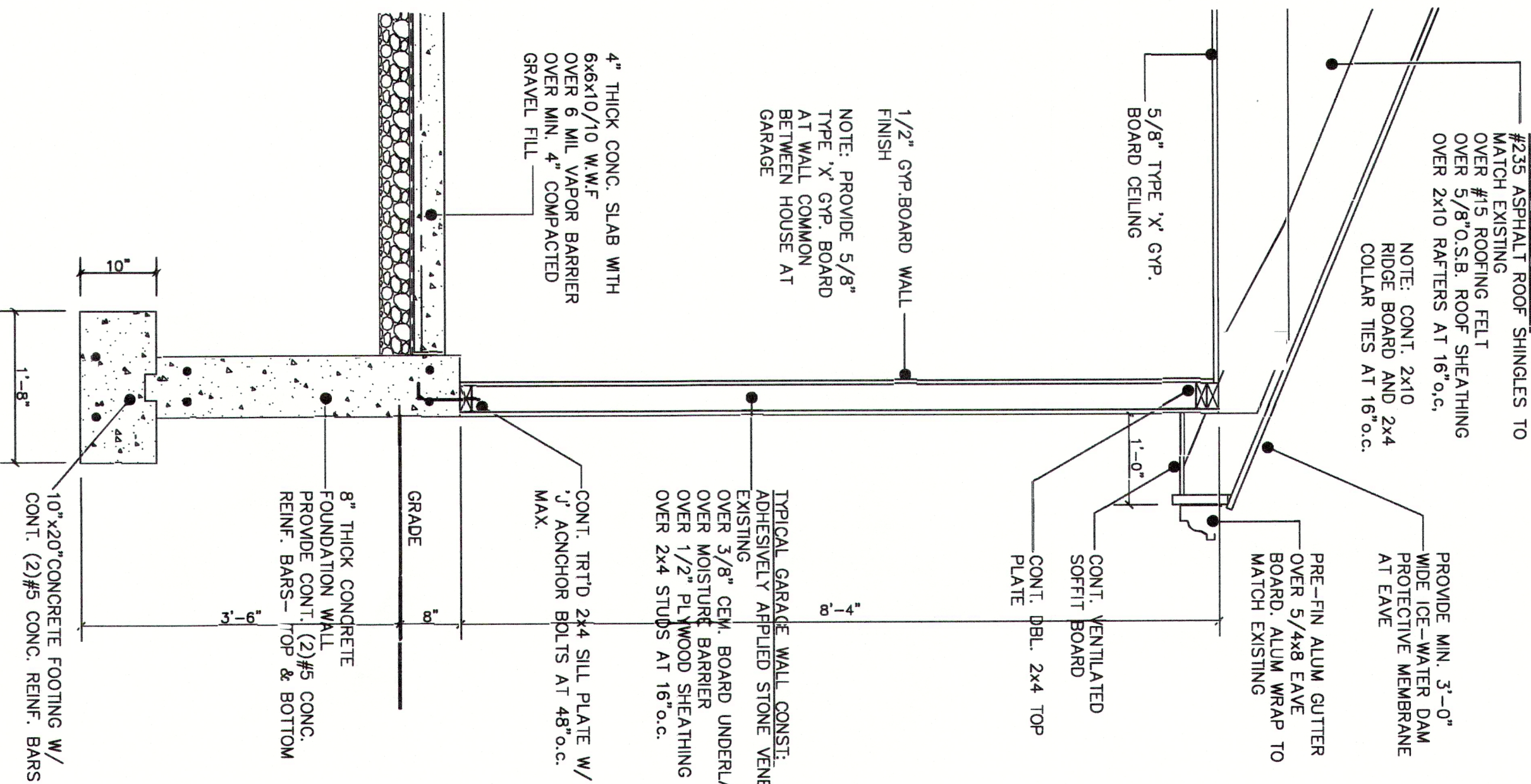
Site Plan and Designs

(see attached)

TYPICAL ABBREVIATIONS

[illegible]

DN - DOWN
DO - DRYWALL OPENING

[illegible]

352 S STEWART AVENUE
LOMBARD, IL 60148
TEL: 630-207-8012

RESIDENCE

SCHEDULES

4-2

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OF FORNOT ARCHITECTS

TOMASZEWSKI RESIDENCE
580 E. HARRISON
VILLA PARK, IL 60181

PROJECT DESCRIPTION:

TOMASZEWSKI
RESIDENCE

SHEET TITLE

FOUNDATION PLAN

SHEET NO.

A-3

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TOMASZEWSKI RESIDENCE

580 E. HARRISON
VILLA PARK, IL 60181

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TOMASZEWSKI
RESIDENCE

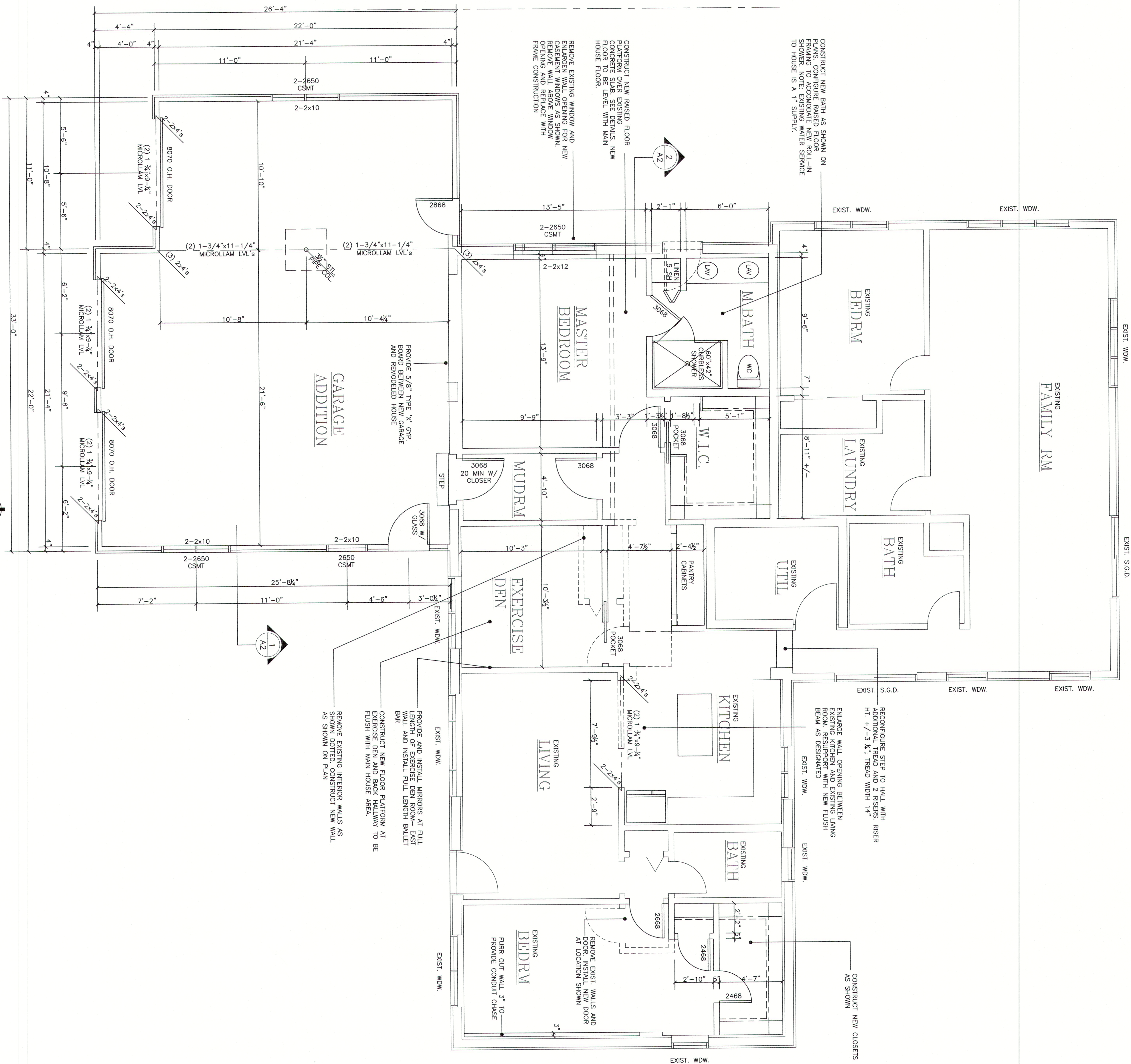
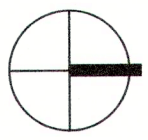
FIRST FLOOR PLAN

SHEET NO.

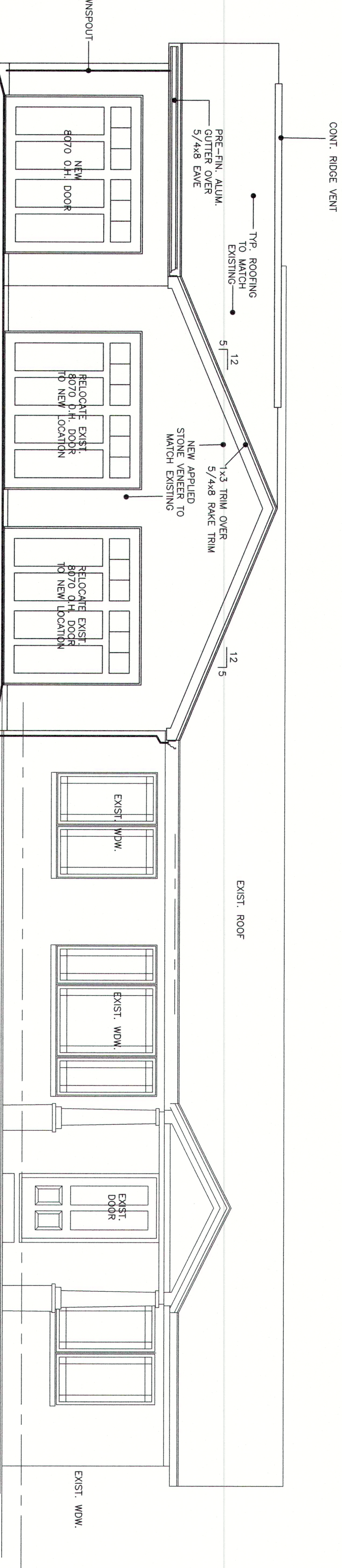
A-4

FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

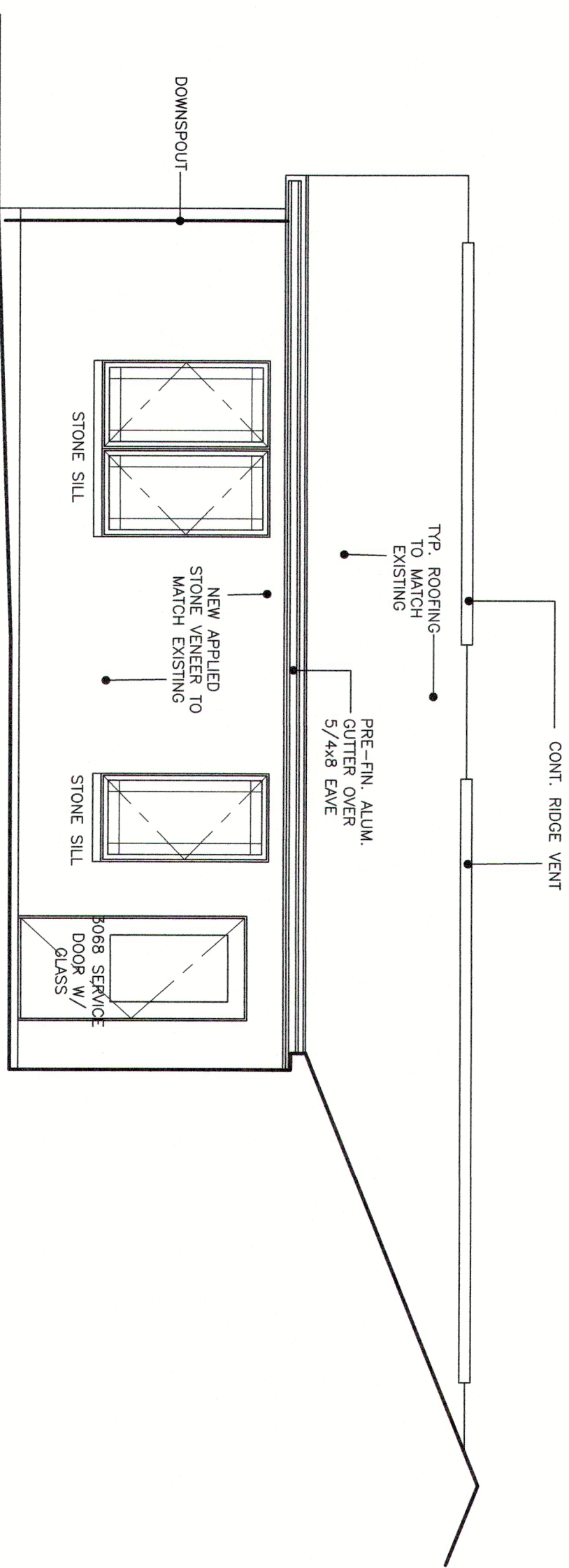
BLDG. NORTH



SCALE: $\frac{1}{4}'' = 1' - 0''$

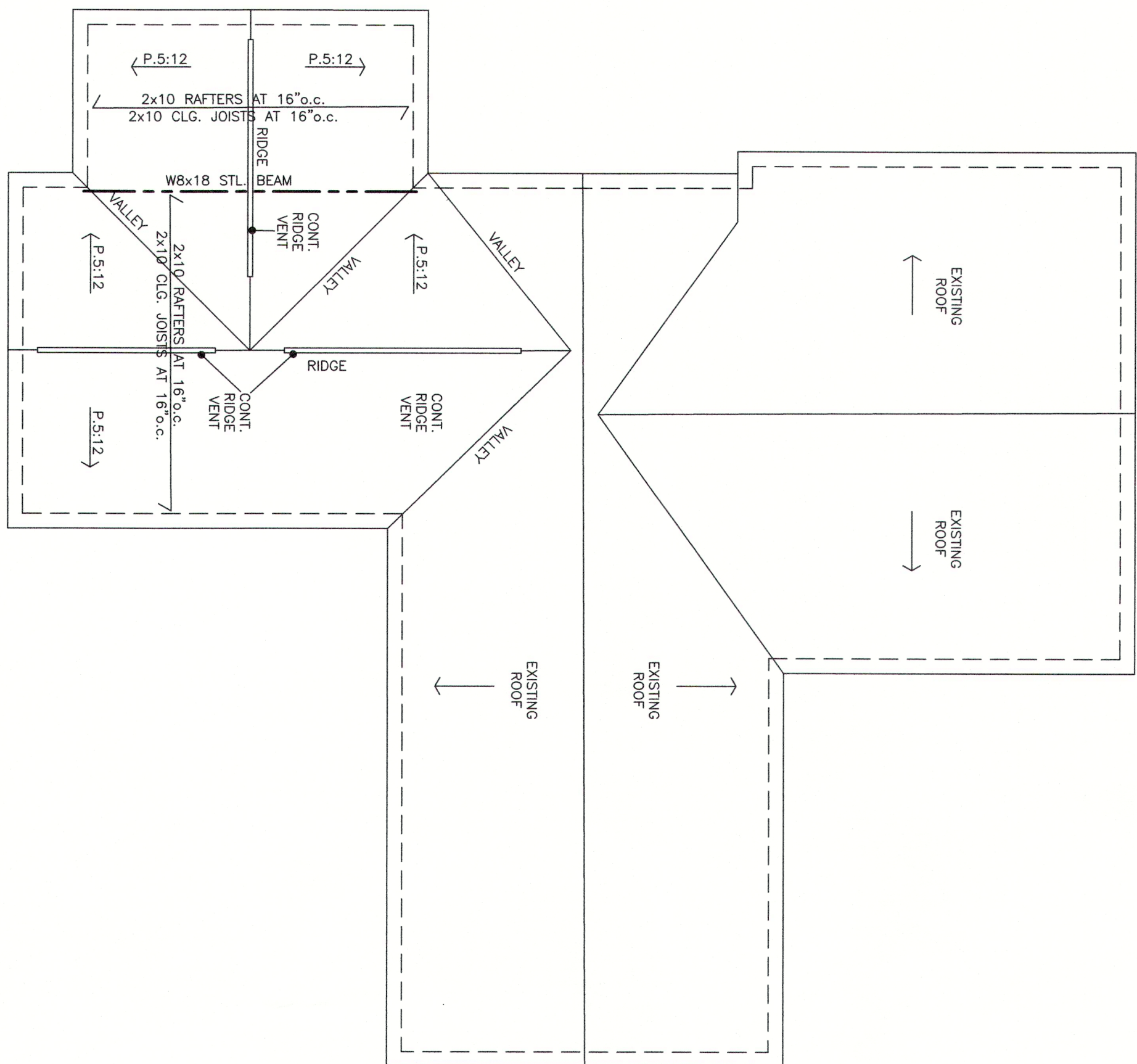


SCALE: $\frac{1}{4}"=1'-0"$

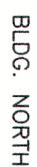


SCALE: $\frac{1}{4}"=1'-0"$

SCALE: $\frac{1}{4}''=1'-0''$



SCALE: 1/8"=1'-0"

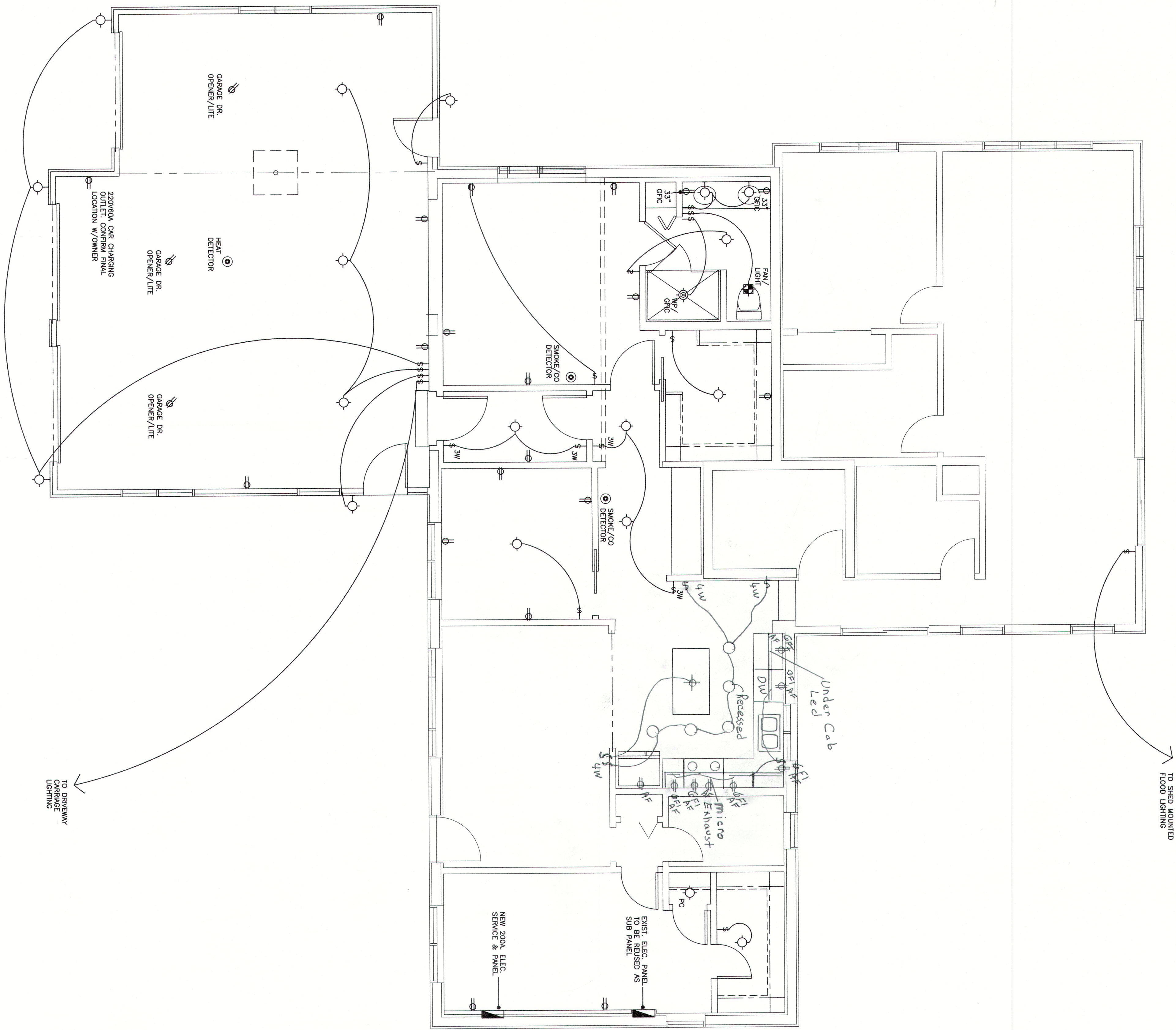


EXTERIOR ELEVATIONS

TOMASZEWSKI RESIDENCE

580 E. HARRISON
VILLA PARK, IL 60181

ELECTRICAL SYMBOL KEY		
	110V DUPLEX RECEPTACLE HEIGHT ABOVE FLOOR	
	110V DUPLEX RECEPTACLE -SWITCHED	
	SWITCH #W INDICATES MULTIPLE WALL SWITCH	
	CEILING MOUNTED LIGHT FIXTURE	
	RECESSED LIGHT FIXTURE PC INDICATES FOLD CHAIN	
	WALL MOUNTED LIGHT FIXTURE	
	RECESSED LIGHT AND EXHAUST FAN UNIT	
	EXHAUST FAN	
	SMOKE DETECTOR - INTERCONNECTED	
	THERMOSTAT	
	FROST PROOF HOSE BIBB	
	THREE-WAY SWITCHED CIRCUIT	
	MOTION DETECTOR SWITCHED	



GARAGE ADDITION

TOMASZEWSKI RESIDENCE

580 E. HARRISON
VILLA PARK, IL 60181

ELECTRICAL PLANS

TOMASZEWSKI
RESIDENCE

DESIGN APP.	OWNERS APP.
DRAWN BY	CHECKED BY
PROJECT DESCRIPTION	

NO.	REVISIONS	DATE
1	PERMIT ISSUE	7/1/25

A-6



MEMORANDUM

TO: Village Board of Trustees

FROM:

DATE: September 22, 2025

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

RECOMMENDED ACTION:

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.

BACKGROUND:

The Petitioner would like to add an addition to the house, enclosing the existing porch, which would connect the existing garage to the house. The permit for the detached garage was issued in April 2024 and meets all regulations for bulk regulation requirements of a detached garage. By attaching the garage to the house, the garage would no longer be considered a detached garage and would need to follow regulations for an attached garage.

DISCUSSION:

The proposed home addition would change the garage from a detached garage to an attached garage which features different bulk regulations for construction. The rear yard setback would increase in required distance to the rear lot line. No changes are currently proposed to the existing, currently detached garage. West of the 920 S. Summit Avenue property is an unimproved alleyway. The property is not under common ownership with the 920 S. Summit Avenue property. The approximate distance from the rear (west) garage wall to the property line to the west is approximately 35.0 feet.

The Zoning Board of Appeals held a public hearing on September 10, 2025 and recommended approval of the request by a vote of 6-1.



Village of Villa Park

Community & Economic Development

11 W Home Avenue, Villa Park, IL 60181

TO: Zoning Board of Appeals
FROM: Community & Economic Development Department
DATE: September 10, 2025
RE: **Petition ZBA-25-02 | 920 S Summit | Variation**

PETITIONER	OWNER
Michael Santiago 920 S. Summit Ave. Villa Park, IL 60181	Michael Santiago 920 S. Summit Ave. Villa Park, IL 60181

Request Summary

The Petitioner is seeking a Variation from Section 2.3 Lot and Building Regulations, to permit a rear yard setback of 9.0 feet instead of 40.0 feet. The Petitioner would like to add an addition to the existing home and attach the existing garage to the home.

Background

The Petitioner would like to add an addition to the house, enclosing the existing porch, which would connect the existing garage to the house. The permit for the detached garage was issued in April 2024 and meets all regulations for bulk regulation requirements of a detached garage. By attaching the garage to the house, the garage would no longer be considered a detached garage and would need to follow regulations for an attached garage.

Site Information

Present Zoning: Residential Single-Dwelling District - RS-7.5
Present Land Use: Residential
Property Size: 7,902 sq. ft. / 0.18 acres
PIN: 06-15-108-023

Surrounding Zoning

North: Residential Single-Dwelling District- RS-7.5
West: Residential Single-Dwelling District- RS-7.5
East: Residential Single-Dwelling District- RS-7.5
South: Residential Single-Dwelling District- RS-7.5

Surrounding Land Use

Residential
Residential
Residential
Residential

Comprehensive Plan Designation - Residential

Single-dwelling residential areas are neighborhoods where each lot contains one dwelling unit, which can be a standalone house or attached units like townhomes and duplexes. These areas should encompass carefully planned subdivisions and older, established neighborhoods exhibiting classic neighborhood layouts. Single-dwelling homes are the most common form of residential property in the Village and most likely will remain so.

Zoning Request

The Petitioner is seeking a Variation from Section 2.3 Lot and Building Regulations, to permit a rear yard setback of 9.0 feet instead of 40.0 feet, to add an addition to the existing home and attach the existing garage.

Internal Staff Review

Variation

The Zoning Ordinance specifically allows for Variation petitions in order to grant relief to a property owner from strict compliance with the regulations of the Zoning Ordinance. Variations are intended to help alleviate a practical difficulty or particular hardship that would be caused by the literal enforcement of the subject ordinance requirements and are site specific.

The proposed home addition would change the garage from a detached garage to an attached garage which features different bulk regulations for construction. The rear yard setback would increase in required distance to the rear lot line. No changes are currently proposed to the existing, currently detached garage. West of the 920 S. Summit Avenue property is an unimproved alleyway. The property is not under common ownership with the 920 S. Summit Avenue property. The approximate distance from the rear (west) garage wall to the property line to the west is approximately 35.0 feet.

Site Plan Review

1. Building and Structure Location - The following comments relate to the issue of building and structure location in regard to the proposed development plans:
 - a. The proposed addition would be built between the house and garage and have an area of 332.0 square feet.
 - b. The proposed addition would have a height of 13.0 feet to match the existing roof line. The maximum height permitted is 28.0 feet.
 - c. With the proposed addition, the new setbacks for the house would be a street side setback of 14.8 feet and a rear setback of 9.0 feet. The street side setback requirement is 15.0 ft, but with a difference of 0.2 feet, this qualifies for an administrative adjustment from staff and does not need to be considered on this variation. No changes are proposed to the front or interior side setbacks.
2. Building scale - The following comments relate to the issue of building scale in regard to the proposed development plans:
 - a. No comments in regards to scale.
3. Lot Coverage - The following comments relate to the issue of lot coverage in regard to the proposed development plans:
 - a. With the new addition, the lot coverage would be 34.88%. Maximum lot coverage for RS-7.5 is 60%.
4. Completeness - If the Zoning Board of Appeals requires additional information to determine whether the applicant's development requests comply with the applicable standards of the Code, they may direct the Petitioner to furnish additional information and evidence that may provide clarity regarding their concerns.

Findings

Per Sec. 11.5.6.8. The Zoning Board of Appeals' recommendation must be accompanied by specific findings of fact regarding whether practical difficulties or particular hardships would result if a Variation is not granted. *The Petitioner has submitted the following justification for a Variation from Article 2, Section 2.3, Table 2-3 of the Zoning Ordinance:*

- A. **State the particular hardship and/or practical difficulty created for you in carrying out the strict letter of the zoning regulations to wit:**
One particular hardship is to alleviate a pregnant mother with kids having to walk around the entire property with groceries/work supplies in the snow/rain/cold climates just to enter her residence. A connected garage will alleviate those hardships. Also providing the only dining space available.
- B. **A reasonable return or use of your property is not possible under the existing regulations because:**

The garage is not connected to the house. This would also close the section off allowing a dog as well as children to roam the fenced in back/side yard.

C. Your situation is unique (not applicable in other properties in the area or zoning classification) in the following respect:

We would like to make the most out of the space we have. Located on a corner lot, not having 40 feet to the rear of the property, growing family with a limited amount of space.

D. The variation will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property; not increase hazard from fire; not impair property values in the neighborhood; not unduly increase congestion in the streets, or otherwise impair public safety; health and convenience because:

This addition would add to the living space, would not impair the characteristics above because it will be located in the center of the property, still allowing sunlight and air reasonably.

Notification

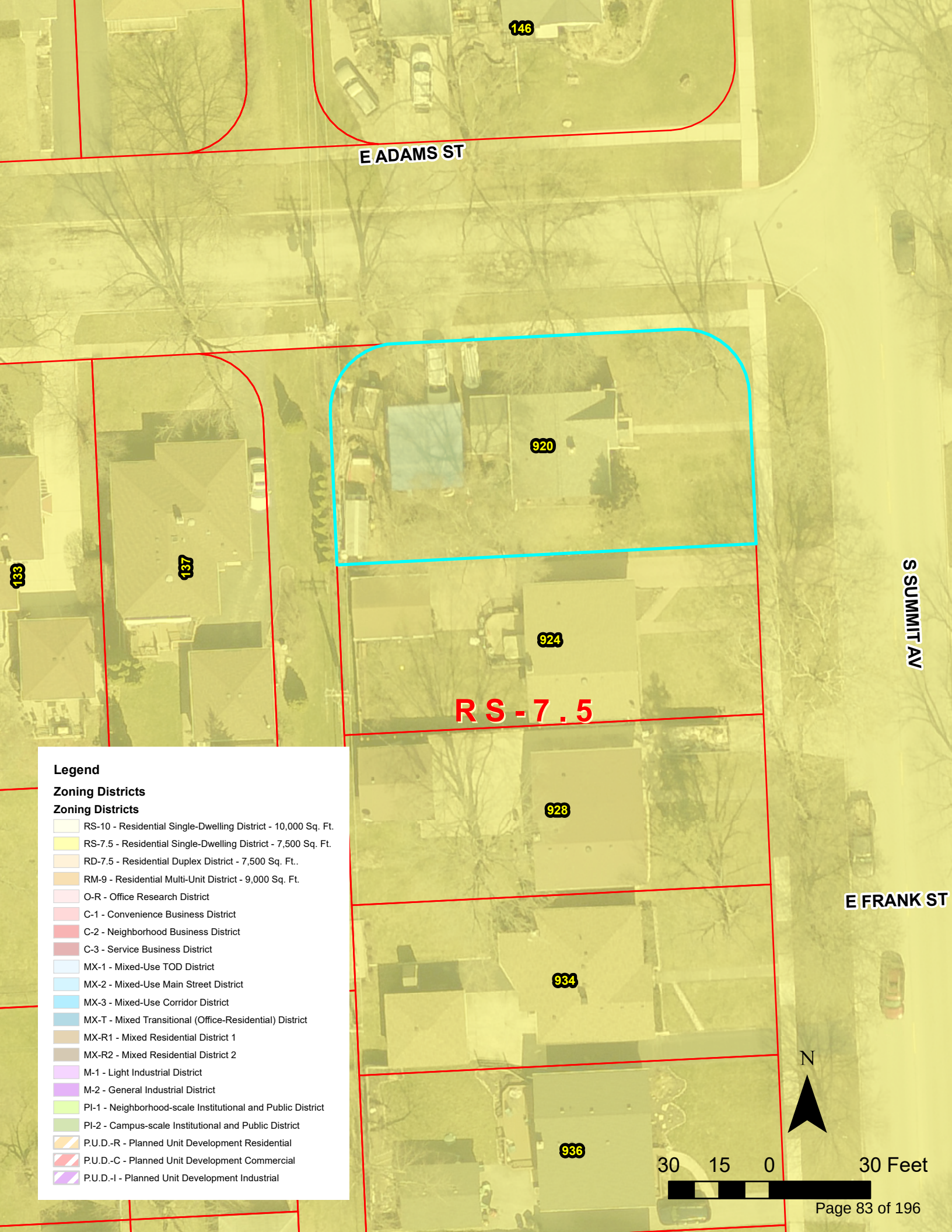
Legal Notice was published in the Daily Herald on August 25, 2025, a sign placed on the subject property, and notifications sent to property owners within a 250.0 foot radius of the subject property in advance of the Public Hearing.

Sample Motion

To recommend approval of ZBA-25-02 for a variation from Section 2.3, Table 2-3 Lot and Building Regulations, to permit a rear yard setback of 9.0 feet.

Exhibit List

- Exhibit A - Plat of Survey
- Exhibit B - Proposed Addition Plans



E ADAMS ST

S SUMMIT AV

E FRANK ST

RS-7.5

146

920

924

928

934

936

133

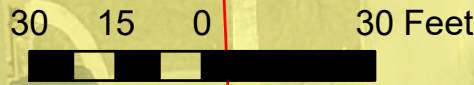
137

Legend

Zoning Districts

Zoning Districts

- RS-10 - Residential Single-Dwelling District - 10,000 Sq. Ft.
- RS-7.5 - Residential Single-Dwelling District - 7,500 Sq. Ft.
- RD-7.5 - Residential Duplex District - 7,500 Sq. Ft.
- RM-9 - Residential Multi-Unit District - 9,000 Sq. Ft.
- O-R - Office Research District
- C-1 - Convenience Business District
- C-2 - Neighborhood Business District
- C-3 - Service Business District
- MX-1 - Mixed-Use TOD District
- MX-2 - Mixed-Use Main Street District
- MX-3 - Mixed-Use Corridor District
- MX-T - Mixed Transitional (Office-Residential) District
- MX-R1 - Mixed Residential District 1
- MX-R2 - Mixed Residential District 2
- M-1 - Light Industrial District
- M-2 - General Industrial District
- PI-1 - Neighborhood-scale Institutional and Public District
- PI-2 - Campus-scale Institutional and Public District
- P.U.D.-R - Planned Unit Development Residential
- P.U.D.-C - Planned Unit Development Commercial
- P.U.D.-I - Planned Unit Development Industrial



ORDINANCE NO. _____

AN ORDINANCE OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS, GRANTING A VARIATION FROM SECTION 2.3 OF THE ZONING ORDINANCE FOR THE PROPERTY LOCATED AT 920 S. SUMMIT AVENUE

WHEREAS, the Village of Villa Park (the "*Village*") is a duly organized and validly existing non-home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State of Illinois; and,

WHEREAS, pursuant to the Illinois Municipal Code (65 ILCS 5/1-1-1 *et seq.*), the President and Board of Trustees of the Village (the "*Corporate Authorities*") may enact zoning regulations to regulate the development and use of real property within the corporate boundaries of the Village; and,

WHEREAS, the Village has heretofore adopted an ordinance entitled the "Zoning Ordinance of the Village of Villa Park, Illinois" (the "*Zoning Ordinance*"); and,

WHEREAS, pursuant to the Illinois Municipal Code (65 ILCS 5/11-13-5), the Corporate Authorities may determine and vary the regulations of its Zoning Ordinance; and,

WHEREAS, Section 11.5, entitled "Variations," of Article 11, entitled "Review and Approval Procedures," of the Zoning Ordinance sets forth the authority and standards by which variations to the Zoning Ordinance may be approved; and,

WHEREAS, an application seeking a variation from the lot and building regulations of Section 2.3 of the Zoning Ordinance has been submitted to the Village by the petitioner and property owner, Michael Santiago (the "*Applicant*") to permit a rear yard setback of 9.0 feet instead of 40.0 feet in connection with an addition to his home (the "*Variation*") for the property located at 920 S. Summit Ave., Villa Park, Illinois, and as legally described and depicted on Exhibit A (the "*Property*"); and,

Ordinance No. _____

WHEREAS, the Zoning Board of Appeals (“ZBA”) held a public hearing on September 10, 2025 (the “*Public Hearing*”) to consider whether the Variation should be approved, at which time all persons present were afforded an opportunity to be heard; and,

WHEREAS, a public notice in the form required by law was given of said Public Hearing date; and,

WHEREAS, after taking into consideration all evidence and testimony presented at the Public Hearing, the ZBA reviewed the standards set forth in Section 11.5 of the Villa Park Zoning Ordinance and voted to recommend approval of the Variation to the Corporate Authorities; and,

WHEREAS, the Corporate Authorities deem it advisable and in the best interest of the health, safety, and welfare of the residents of the Village to grant the Variation subject to the conditions identified herein.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1. The above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Village President and Board of Trustees of the Village have duly considered the ZBA’s findings of fact and recommendation, and hereby adopt by reference the findings of fact of the ZBA as the findings of the Corporate Authorities of the Village as if fully set forth herein. All documents and exhibits submitted at the Public Hearing are also incorporated by reference into this Ordinance.

Section 3. In addition to the findings set forth in Section 2 hereof, the Corporate Authorities further find in relation to the Variation as follows:

1. That the Variation will alleviate a practical difficulty or particular hardship in

Ordinance No. _____

carrying out the strict letter of the regulations of the Zoning Ordinance;

2. That the plight of the Applicant is due to unique circumstances;
3. That the Property cannot yield a reasonable return if the Variation is not granted;
4. That the Variation will not alter the essential character of the locality; and
5. That the Variation is in harmony with the general purpose and intent of the Zoning Ordinance.

Section 4: The Variation is hereby granted, subject to the following conditions:

1. The Variations shall comply with the modified Plat of Survey attached hereto as Exhibit B and the Addition Plans attached hereto as Exhibit C.

Section 5: If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 6: All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 7: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

[Continued on Next Page]

Ordinance No. _____

ADOPTED THIS _____ DAY OF _____, 2025, pursuant to a roll call vote
as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED this _____ day of _____, 2025

Kevin Patrick, President of the
Village of Villa Park, DuPage County, Illinois

ATTESTED and filed in my office,
this _____ day of _____, 2025

Rolf Laukant, Clerk of the Village
of Villa Park, DuPage County, Illinois

Ordinance No. _____

Exhibit A

Legal Description

LOT 126 IN ROBERTSON'S MADISON STREET ARDMORE, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1926 AS DOCUMENT 223461, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-15-108-023

Common Address: 920 S. Summit Ave, Villa Park, IL 60181

Ordinance No. _____

Exhibit B

Modified Plat of Survey

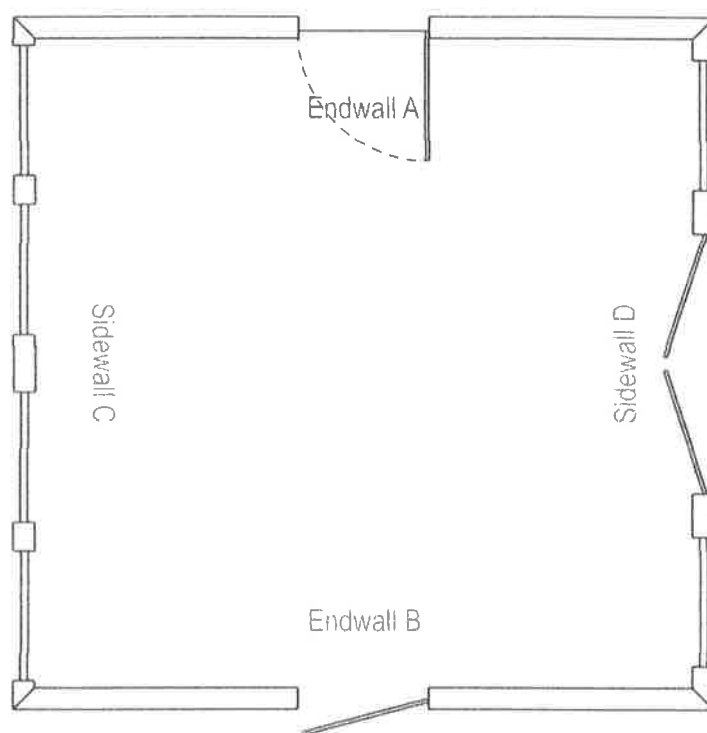
(see attached)

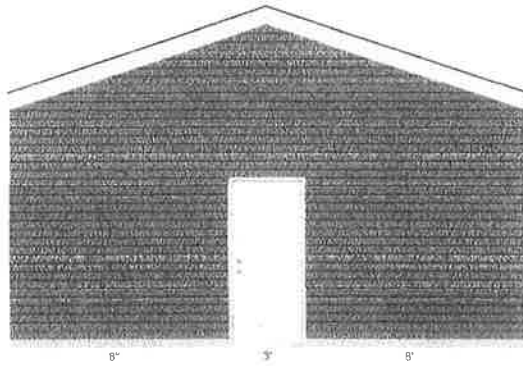
Ordinance No. _____

Exhibit C

Addition Plans

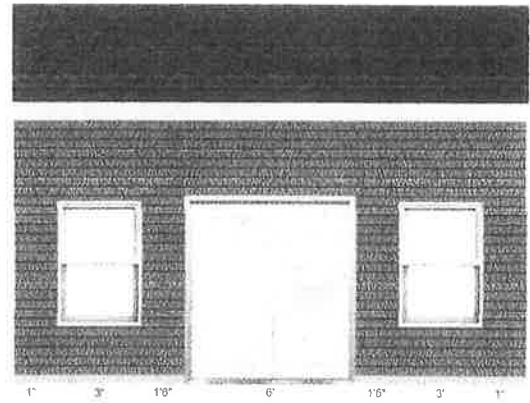
(see attached)





ENDWALL B

Mastercraft® 36W x 80H Primed Steel Flush



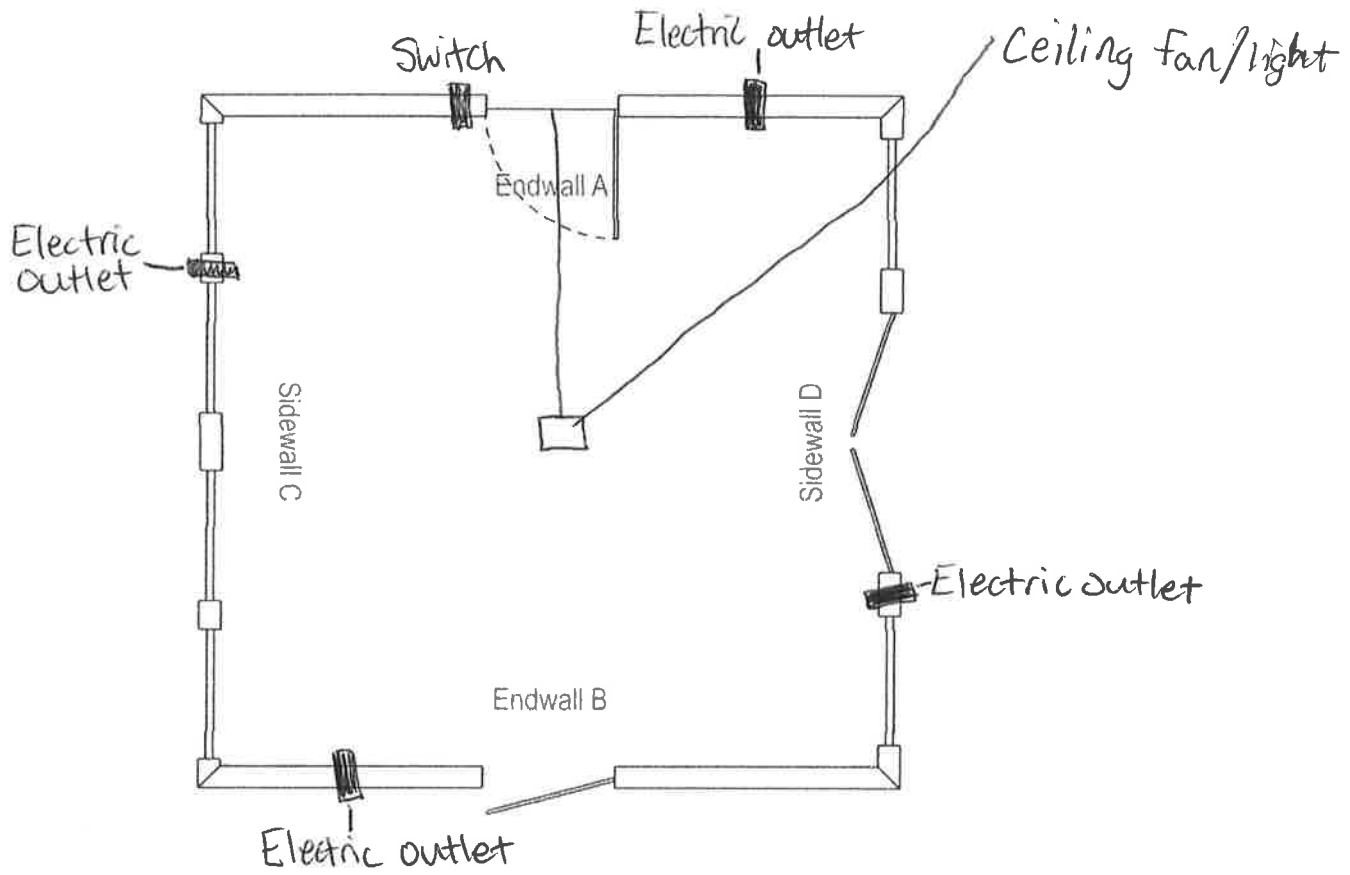
SIDEWALL D

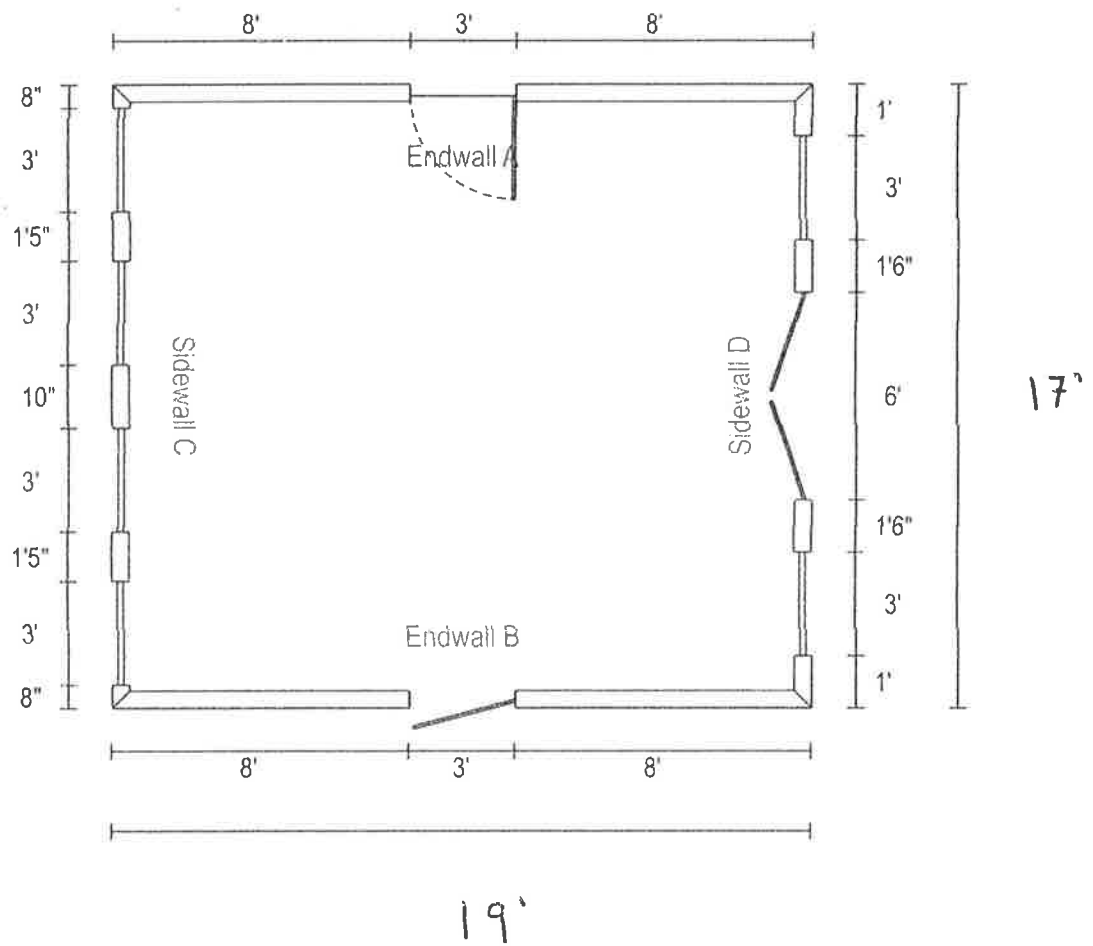
Mastercraft® 72W x 80H Primed Steel Low-E Internal Blinds French
Patio

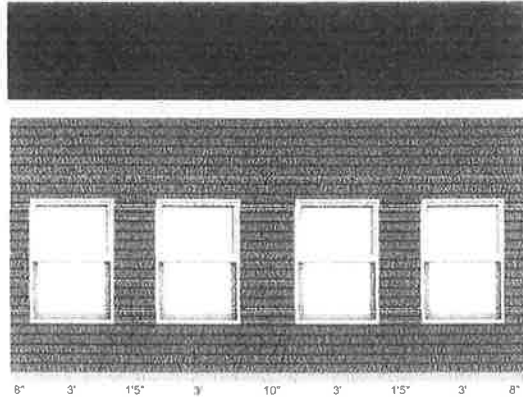
36"W x 54"H Jeld-Wen® Double Hung Window with Nailing Flange

36"W x 54"H Jeld-Wen® Double Hung Window with Nailing Flange

Electrical

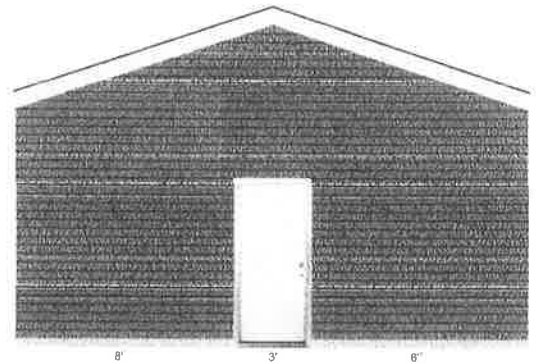






SIDEWALL C

36"W x 54"H Jeld-Wen® Double Hung Window with Nailing Flange
 36"W x 54"H Jeld-Wen® Double Hung Window with Nailing Flange
 36"W x 54"H Jeld-Wen® Double Hung Window with Nailing Flange
 36"W x 54"H Jeld-Wen® Double Hung Window with Nailing Flange



ENDWALL A

Mastercraft® 36W x 80H Primed Steel 6-Panel

Materials

Building Type

Building Location Zip Code: 60181
Building Type: Gable
Framing Type: Stud Wall Framing

Building Info

Building Width: 19'
Building Length: 17'
Building Height: 13'
Wall Framing Stud: 2 x 4
Roof Framing: Truss Construction (Sealed truss designs available on request)
Truss Type: Scissors (24" on center spacing)
Roof Pitch: 4/12 Pitch
Eave Overhang: None
Gable Overhang: None
Curb: Poured Curb
Curb Height: 4"
Foundation Type: Poured
Building Plan: Yes I need a Building Plan

Wall Info

Siding Material Types: Vinyl
Vinyl Siding: ABTCO® Cedar Creek™ Double 4, Color: Slate Blue
Vinyl Corner Trim Color: Slate Blue
Accent Material Type: None
Wainscot Material Type: None
Wall Sheathing: 5/8 x 4 x 8 Plywood
House Wrap: Kimberly-Clark BLOCK-IT® 9' x 75' House Wrap
Gable Vents: None

Roof Info

Roof Sheathing: 1/2 x 4 x 8 OSB(Oriented Strand Board)

Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Atlas Castlebrook™ Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Weathered Wood
Roof Underlayment:	VB Shield Synthetic Underlayment 48" x 250' (1000 sq. ft.)
Ice and Water Barrier:	None
Fascia Material Type:	Vinyl Fascia
Fascia:	ABTCO® 8" x 12' 6" Vinyl Fascia, Color: White
Gutter Material Type:	Aluminum
Gutter:	Spectra Metals 5" x 10' K-Style Aluminum Gutter, Color: White
Ridge Vent:	None
Roof Vents:	None

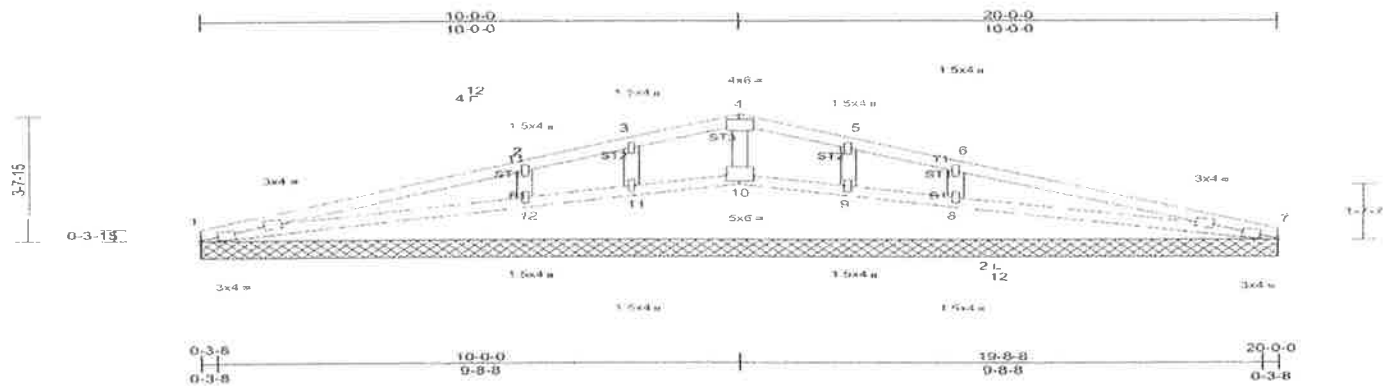
Openings

Service Door:	Mastercraft® 72W x 80H Primed Steel Low-E Internal Blinds French Patio
Service Door:	Mastercraft® 36W x 80H Primed Steel Flush
Service Door:	Mastercraft® 36W x 80H Primed Steel 6-Panel
Windows:	36"W x 54"H Jeld-Wen® Double Hung Window with Nailing Flange
Windows:	36"W x 54"H Jeld-Wen® Double Hung Window with Nailing Flange
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Windows:	36"W x 54"H Jeld-Wen® Double Hung Window with Nailing Flange

Additional Options

Ceiling Insulation:	Fiberglass batts
Ceiling Insulation R Value:	R13 Kraft Faced Roll

Wall Insulation:	F-15
Ceiling Finish:	5/8 x 4 x 8 Type X Fire-Rated Drywall
Wall Finish:	5/8 x 4 x 8 Type X Fire-Rated Drywall
Mounting Blocks:	No
Hydronic Radiant Heat:	No
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners:	Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners:	Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Roofing/Shingle Fasteners:	Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails - 7,200 Count
Truss Fastener:	FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count



Scale = 1/32 = 3/8

Plate Offsets (X, Y): [1'-0-4-0, Edge], [7'-0-4-0, Edge]

Loading	(psf)	Spacing	2'-0-0	CSI	DEFL	in	(loc)	l/def	L/d	PLATES	GRIP
TCLL (roof)	25.0	Plate Grip DOL	1.15	TC	Ver(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	24.3/35.0	Lumber DOL	1.15	BC	Ver(TL)	n/a	-	n/a	999		
TCDL	7.0	Rep Stress Incr	YES	WB	Horz(TL)	0.00	1	n/a	n/a		
BCLL	0.0*	Code	IRC2015/TP2014	Matrix-M5							
BCDL	10.0									Weight: 54 lb	FT = 15%

LUMBER

TOP CHORD 2x4 SPF No 2
BOT CHORD 2x4 SPF No 2
OTHERS 2x4 SPF Stud

REACTIONS

All bearings 20'-0-0
(lb) - Max Horiz 1'-44 (LC 15), 13'-44 (LC 15)
Max Uplift All uplift 100 (lb) or less at joint(s) 1, 7, 8, 9, 11, 12, 13, 17
Max Grav All reactions 250 (lb) or less at joint(s) 1, 7, 9, 10, 11, 13, 17
except 6'-553 (LC 21), 12'-553 (LC 20)

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

WEBS

2-12=362/132, 6-8=362/132

NOTES

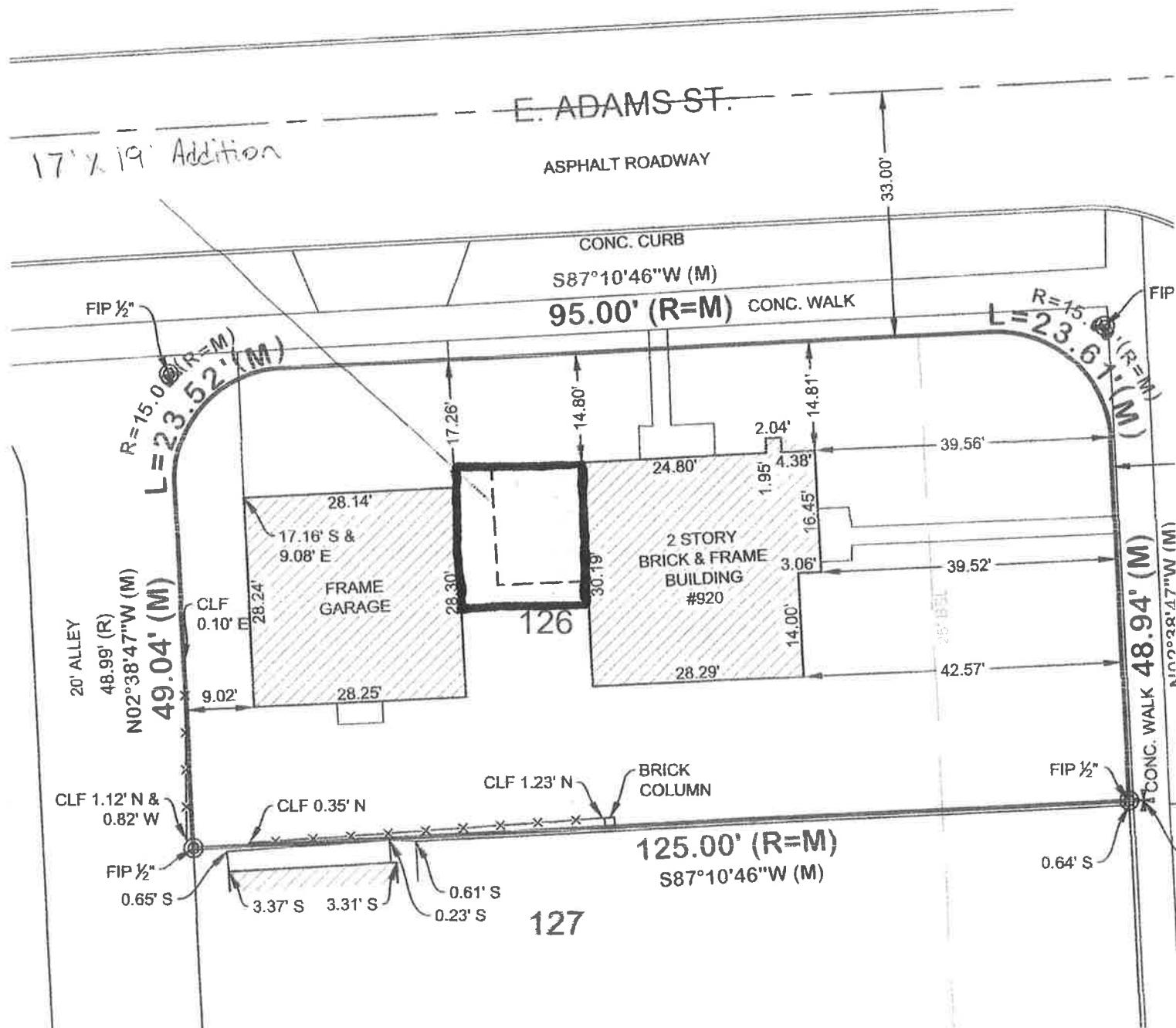
- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-10: Vult=115mph (3-second gust) Vwind=91mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) zone, cantilever left and right exposed, and vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TP1.
- TCLL: ASCE 7-10: Pr=25.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=35.0 psf (ground snow); Pe=24.3 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Cl=1, 10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- All plates are 1.5x4 MT20 unless otherwise indicated.
- Gable requires continuous bottom chord bearing.
- Cable studs spaced at 2'-0-0 oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3'-06-00 tall by 2'-00-00 wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 7, 11, 12, 9, 8, 1, 7.
- Bowed plate or shim required to provide full bearing surface with truss chord at joint(s) 7, 10, 11, 12, 9, 8.
- This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TP1.

LOAD CASE(S) Standard

PLAT OF SURVEY

OF

LOT 126 IN ROBERTSON'S MADISON STREET ARDMORE, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTIC EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1926 AS DOCUMENT 223461, IN DUP/



LEGEND

(M) MEASURED DIMENSION
(R) RECORD DIMENSION
(D) DEED DIMENSION
CH CHORD DIMENSION
BSL BUILDING SETBACK LINE
PC POINT OF CURVATURE
PT POINT OF TANGENCY

ONL ON LINE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
OH OVERHANG
TYP TYPICAL
CLF CHAIN LINK FENCE
WF WOOD FENCE

FOUND IR
SET IRON I
FOUND IR
SET IRON I
CUT CROS
FOUND CR
CUT NOTC



MEMORANDUM

TO: Village Board of Trustees

FROM:

DATE: September 22, 2025

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

RECOMMENDED ACTION:

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.

BACKGROUND:

The subject lot is on the corner of E. Van Buren St. and Route 83's frontage road. The house faces Route 83 but the residence's driveway can only be accessed from Van Buren Street. As the smallest street facing lot line, Route 83 would be considered the front yard of this lot. The Petitioner proposes a 6.0-foot tall privacy fence to block the noise and sight of Route 83. The fence plan would follow intersection visibility regulations. The southernmost 20.0 feet of fence at the Route 83 and Van Buren intersection would have a maximum height of 3.0 feet to allow for driving visibility.

DISCUSSION:

The front yard of this property faces Route 83 and the Route 83 frontage road as the smaller dimension of the property lines but the residence's driveway can only be accessed by E. Van Buren Street. East Van Buren Street and Route 83 do not connect at the southeast corner of the property where the two right-of-ways intersect. The property owner is looking for a taller fence with a solid style to help block noise and traffic from the busy road. Following the permitted regulations of a 4.0 foot tall open style fence would not accomplish this goal. The 20.0 foot visibility triangle at the southeast corner of the property would still be maintained for drivers turning around at the eastern end of E. Van Buren St.

The Zoning Board of Appeals held a public hearing on September 10, 2025 with a unanimous vote of 7-0.



Village of Villa Park

Community & Economic Development

11 W Home Avenue, Villa Park, IL 60181

TO: Zoning Board of Appeals
FROM: Community & Economic Development Department
DATE: September 10, 2025
RE: **Petition ZBA-25-03 | 1046 S. IL Route 83 | Variation**

PETITIONER	OWNER
Mario Hernandez 1046 S. Route 83 Villa Park, IL 60181	Marllo Construction LLC 1046 S. Route 83 Villa Park, IL 60181

Request Summary

The Petitioner is seeking a Variation from Section 9.2.2, Allowed Fence Heights and Locations to permit a 6.0-ft. tall privacy fence in the front yard, instead of 4.0-ft. tall open style fence.

Background

The subject lot is on the corner of E. Van Buren St. and Route 83's frontage road. The house faces Route 83 but the residence's driveway can only be accessed from Van Buren Street. As the smallest street facing lot line, Route 83 would be considered the front yard of this lot. The Petitioner proposes a 6.0-foot tall privacy fence to block the noise and sight of Route 83. The fence plan would follow intersection visibility regulations. The southernmost 20.0 feet of fence at the Route 83 and Van Buren intersection would have a maximum height of 3.0 feet to allow for driving visibility.

Site Information

Present Zoning: Residential Single-Dwelling District - RS-10
Present Land Use: Residential
Property Size: 14,374.99 sq. ft. / 0.33 acres
PIN: 06-15-201-031

Surrounding Zoning

North: Residential Single-Dwelling District- RS-10
West: Residential Single-Dwelling District- RS-10
East: Residential Single-Dwelling District- RS-10
South: Residential Single-Dwelling District- RS-10

Surrounding Land Use

Residential
Residential
Residential
Residential

Comprehensive Plan Designation- Residential

Single-dwelling residential areas are neighborhoods where each lot contains one dwelling unit, which can be a standalone house or attached units like townhomes and duplexes. These areas should encompass carefully planned subdivisions and older, established neighborhoods exhibiting classic neighborhood layouts. Single-dwelling homes are the most common form of residential property in the Village and most likely will remain so.

Zoning Request

The Petitioner is seeking a Variation from Section 9.2.2, Allowed Fence Heights and Locations to permit a 6.0-ft. tall privacy fence in the front yard, instead of 4.0-ft. tall open style fence.

Internal Staff Review

Variation

The Zoning Ordinance specifically allows for Variation petitions in order to grant relief to a property owner from strict compliance with the regulations of the Zoning Ordinance. Variations are intended to help alleviate a practical difficulty or particular hardship that would be caused by the literal enforcement of the subject ordinance requirements and are site specific.

The front yard of this property faces Route 83 and the Route 83 frontage road as the smaller dimension of the property lines but the residence's driveway can only be accessed by E. Van Buren Street. East Van Buren Street and Route 83 do not connect at the southeast corner of the property where the two right-of-ways intersect. The property owner is looking for a taller fence with a solid style to help block noise and traffic from the busy road. Following the permitted regulations of a 4.0 foot tall open style fence would not accomplish this goal. The 20.0 foot visibility triangle at the southeast corner of the property would still be maintained for drivers turning around at the eastern end of E. Van Buren St.

Site Plan Review

1. Building and Structure Location - The following comments relate to the issue of building and structure location in regard to the proposed development plans:
 - a. The proposed 6.0-foot tall privacy fence would run along the front (east) property line, along the frontage road for Route 83.
 - b. The required 20.0-foot visibility triangle at the southeast corner of the property would still be maintained. The first 20 feet, from the southeast corner of the lot running north, would have a maximum height of 3.0 feet.
2. Building scale - The following comments relate to the issue of building scale in regard to the proposed development plans:
 - a. No comments in regards to scale.
3. Lot Coverage - The following comments relate to the issue of lot coverage in regard to the proposed development plans:
 - a. No new lot coverage would be added as a result of this project.
4. Completeness - If the Zoning Board of Appeals requires additional information to determine whether the applicant's development requests comply with the applicable standards of the Code, they may direct the Petitioner to furnish additional information and evidence that may provide clarity regarding their concerns.

Findings

Per Sec. 11.5.6.8. The Zoning Board of Appeals' recommendation must be accompanied by specific findings of fact regarding whether practical difficulties or particular hardships would result if a Variation is not granted. *The Petitioner has submitted the following justification for a Variation from Article 2, Section 2.3, Table 2-3 of the Zoning Ordinance:*

- A. **State the particular hardship and/or practical difficulty created for you in carrying out the strict letter of the zoning regulations to wit:**
We lack privacy and safety being on a main road.
- B. **A reasonable return or use of your property is not possible under the existing regulations because:**
It is technically a front yard but would not be used as a front yard.
- C. **Your situation is unique (not applicable in other properties in the area or zoning classification) in the following respect:**

It is facing a very busy road. Also, truckers park directly in front of the property.

- D. The variation will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property; not increase hazard from fire; not impair property values in the neighborhood; not unduly increase congestion in the streets, or otherwise impair public safety; health and convenience because:**

It will only provide privacy and safety.

Notification

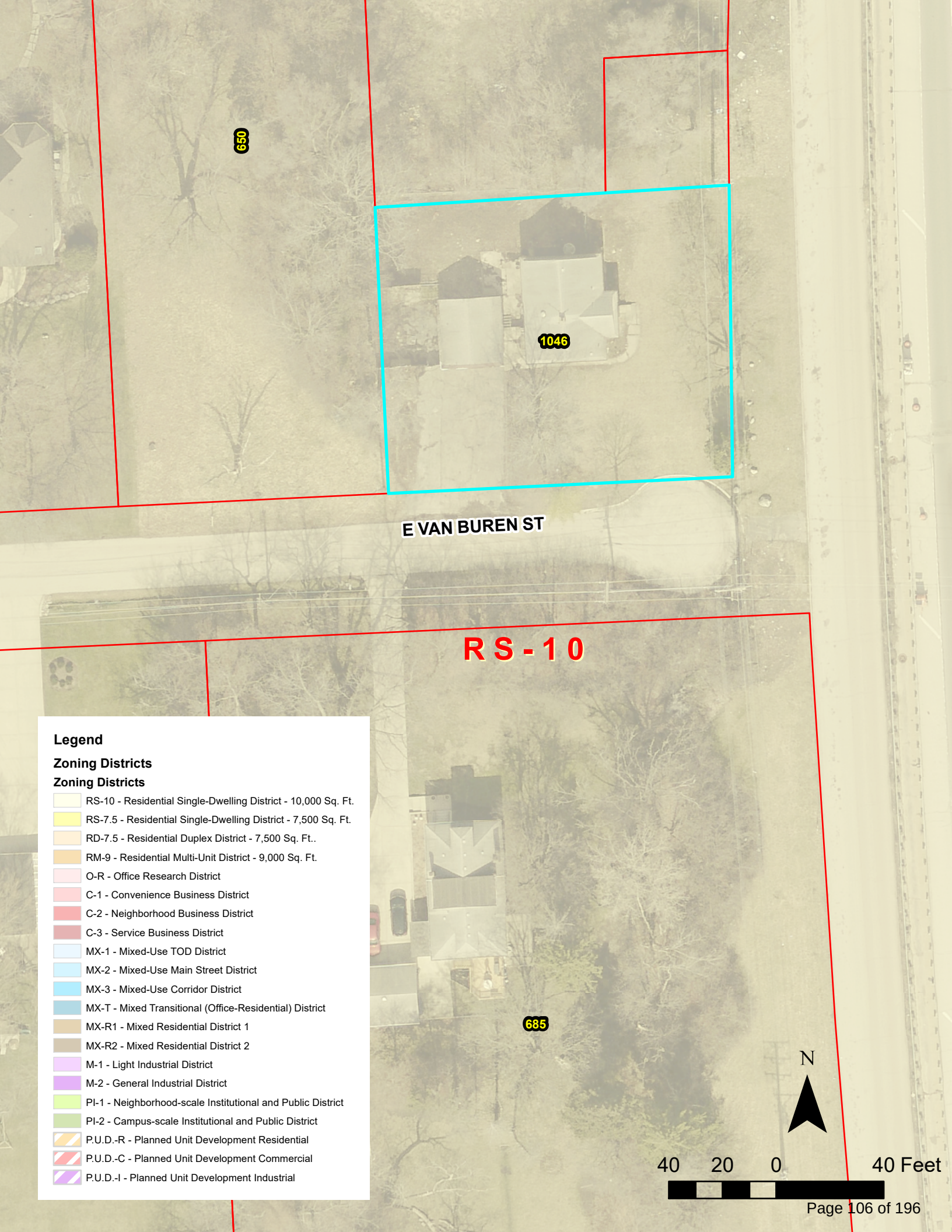
Legal Notice was published in the Daily Herald on August 25, 2025, a sign placed on the subject property, and notifications sent to property owners within a 250.0-foot radius of the subject property in advance of the Public Hearing.

Sample Motion

To recommend approval of ZBA-25-03 for a variation from Section 9.2.2, Allowed Fence Heights and Locations, to permit a 6.0-foot solid fence in the front yard.

Exhibit List

- Exhibit A - Plat of Survey with Fence Plans



680

1046

E VAN BUREN ST

RS - 10

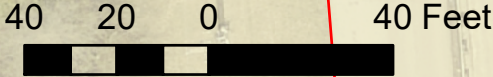
Legend

Zoning Districts

Zoning Districts

- RS-10 - Residential Single-Dwelling District - 10,000 Sq. Ft.
- RS-7.5 - Residential Single-Dwelling District - 7,500 Sq. Ft.
- RD-7.5 - Residential Duplex District - 7,500 Sq. Ft..
- RM-9 - Residential Multi-Unit District - 9,000 Sq. Ft.
- O-R - Office Research District
- C-1 - Convenience Business District
- C-2 - Neighborhood Business District
- C-3 - Service Business District
- MX-1 - Mixed-Use TOD District
- MX-2 - Mixed-Use Main Street District
- MX-3 - Mixed-Use Corridor District
- MX-T - Mixed Transitional (Office-Residential) District
- MX-R1 - Mixed Residential District 1
- MX-R2 - Mixed Residential District 2
- M-1 - Light Industrial District
- M-2 - General Industrial District
- PI-1 - Neighborhood-scale Institutional and Public District
- PI-2 - Campus-scale Institutional and Public District
- P.U.D.-R - Planned Unit Development Residential
- P.U.D.-C - Planned Unit Development Commercial
- P.U.D.-I - Planned Unit Development Industrial

685



ORDINANCE NO. _____

**AN ORDINANCE OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY,
ILLINOIS, GRANTING A VARIATION FROM SECTION 9.2.2 OF THE ZONING
ORDINANCE FOR THE PROPERTY LOCATED AT 1046 S. ROUTE 83**

WHEREAS, the Village of Villa Park (the "*Village*") is a duly organized and validly existing non-home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State of Illinois; and,

WHEREAS, pursuant to the Illinois Municipal Code (65 ILCS 5/1-1-1 *et seq.*), the President and Board of Trustees of the Village (the "*Corporate Authorities*") may enact zoning regulations to regulate the development and use of real property within the corporate boundaries of the Village; and,

WHEREAS, the Village has heretofore adopted an ordinance entitled the "Zoning Ordinance of the Village of Villa Park, Illinois" (the "*Zoning Ordinance*"); and,

WHEREAS, pursuant to the Illinois Municipal Code (65 ILCS 5/11-13-5), the Corporate Authorities may determine and vary the regulations of its Zoning Ordinance; and,

WHEREAS, Section 11.5, entitled "Variations," of Article 11, entitled "Review and Approval Procedures," of the Zoning Ordinance sets forth the authority and standards by which variations to the Zoning Ordinance may be approved; and,

WHEREAS, an application seeking a variation from the allowed fence heights and locations of Section 9.2.2 of the Zoning Ordinance has been submitted to the Village by the petitioner, Mario Hernandez (the "*Applicant*"), with authority of the property owner, Marllo Construction LLC (the "*Owner*") to permit a 6-foot tall privacy fence, instead of a 4-foot tall open-style fence, in the front yard (the "*Variation*") of the property located at 1046 S. Route 83, Villa Park, Illinois, and as legally described and depicted on Exhibit A (the "*Property*"); and,

Ordinance No. _____

WHEREAS, the Zoning Board of Appeals (“ZBA”) held a public hearing on September 10, 2025 (the “*Public Hearing*”) to consider whether the Variation should be approved, at which time all persons present were afforded an opportunity to be heard; and,

WHEREAS, a public notice in the form required by law was given of said Public Hearing date; and,

WHEREAS, after taking into consideration all evidence and testimony presented at the Public Hearing, the ZBA reviewed the standards set forth in Section 11.5 of the Villa Park Zoning Ordinance and voted to recommend approval of the Variation to the Corporate Authorities; and,

WHEREAS, the Corporate Authorities deem it advisable and in the best interest of the health, safety, and welfare of the residents of the Village to grant the Variation subject to the conditions identified herein.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1. The above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Village President and Board of Trustees of the Village have duly considered the ZBA’s findings of fact and recommendation, and hereby adopt by reference the findings of fact of the ZBA as the findings of the Corporate Authorities of the Village as if fully set forth herein. All documents and exhibits submitted at the Public Hearing are also incorporated by reference into this Ordinance.

Section 3. In addition to the findings set forth in Section 2 hereof, the Corporate Authorities further find in relation to the Variation as follows:

1. That the Variation will alleviate a practical difficulty or particular hardship in

Ordinance No. _____

carrying out the strict letter of the regulations of the Zoning Ordinance;

2. That the plight of the Applicant is due to unique circumstances;
3. That the Property cannot yield a reasonable return if the Variation is not granted;
4. That the Variation will not alter the essential character of the locality; and
5. That the Variation is in harmony with the general purpose and intent of the Zoning Ordinance.

Section 4: The Variation is hereby granted, subject to the following conditions:

1. The Variation shall comply with the modified Plat of Survey attached hereto as Exhibit B.

Section 5: If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 6: All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 7: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

[Continued on Next Page]

Ordinance No. _____

ADOPTED THIS _____ DAY OF _____, 2025, pursuant to a roll call vote
as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED this _____ day of _____, 2025

Kevin Patrick, President of the
Village of Villa Park, DuPage County, Illinois

ATTESTED and filed in my office,
this _____ day of _____, 2025

Rolf Laukant, Clerk of the Village
of Villa Park, DuPage County, Illinois

Ordinance No. _____

Exhibit A

Legal Description

LOT 4 IN ANTHONY F. CORSO'S PLAT OF SURVEY SITUATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

AKA

THE EAST 100.0 FEET OF LOT 22 (EXCEPT THE NORTH 300.00 FEET THEREOF) AND THAT PART OF LOT 23 LYING WEST OF THE CENTER LINE OF THE RIGHT OF WAY OF ROUTE 83 (EXCEPT THE NORTH 300.0 FEET THEREOF) IN PARK FARMS, A SUBDIVISION OF PART OF OSECTIONS 14 AND 15, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1909 AS DOCUMENT NO. 97528, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-15-201-031

Common Address: 1046 S. Route 83, Villa Park, IL 60181

Ordinance No. _____

Exhibit B

Modified Plat of Survey

(see attached)



PLAT OF SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262

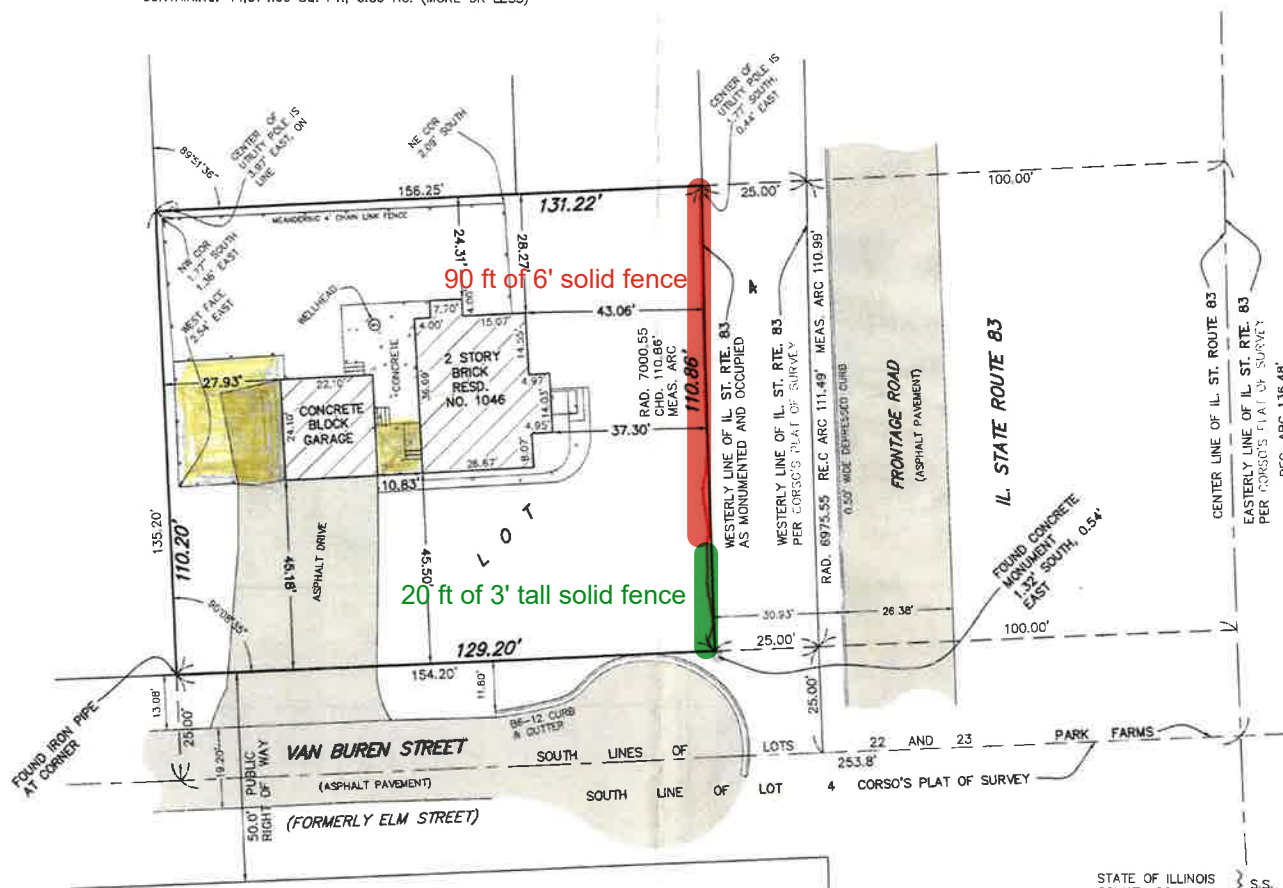
LOT 4 IN ANTHONY F. CORSO'S PLAT OF SURVEY SITUATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS,

AKA

THE EAST 100.0 FEET OF LOT 22 (EXCEPT THE NORTH 300.00 FEET THEREOF) AND THAT PART OF LOT 23 LYING WEST OF THE CENTER LINE OF THE RIGHT OF WAY OF ROUTE 83 (EXCEPT THE NORTH 300.0 FEET THEREOF) IN PARK FARMS, A SUBDIVISION OF PART OF SECTIONS 14 AND 15, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1909 AS DOCUMENT NO. 97528, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS: 1046 S. ROUTE #83, VILLA PARK, ILLINOIS 60181

CONTAINING: 14,374.99 SQ. FT., 0.33 AC. (MORE OR LESS)



BASE SCALE : 1 INCH = 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY : CHRIS J. AIELLO, P.C.
DRAWN BY : VAF
CHECKED BY : JFG
SURVEYED BY : LR

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 24-22851

STATE OF ILLINOIS
COUNTY OF DUPAGE } S.S.

WE, GENTILE AND ASSOCIATES, INC., HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

SEPTEMBER 10, A.D. 2024

BY :
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2024
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870



MEMORANDUM

TO: Village Board of Trustees

FROM:

DATE: September 22, 2025

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

RECOMMENDED ACTION:

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.

BACKGROUND:

The Subject Property has a previous Special Use which includes the existing religious facility as well as the private school and offices. This amendment to the existing Special Use would allow for a building addition to be added to the existing religious facility. This new addition would contain a body wash facility to conduct funeral preparations.

DISCUSSION:

This Special Use Permit would expand on previous ordinances for the property. In 1983, Ordinance 2087- allowed for the creation of a private school and church. This Ordinance required the property owners to apply to the village to increase the scope of the Special Use to add any new buildings, additions, or uses to the property.

In 1991, Ordinance 2534 amended the Special Use Permit granted by Ordinance 2087, to include increased parking facilities and to allow for additional buildings to be used for private school and religious purposes. This Ordinance included a school building addition of 12,240.0 square feet, a mosque building addition with full basement, first floor, and mezzanine totaling 31,770.0 square feet, set a maximum building height of 40.0 feet, and added 230 parking stalls. This Ordinance also allowed for the property owners to obtain approval from school districts for use of parking lots for special event overflow parking and required that all buildings must be sprinklered.

In 2001, Ordinance 3092 was approved for construction of a new 19,650.0 square foot two-story school building, a 7,200.0 square foot addition to existing school building, a 860 square foot addition to the existing mosque, and a minaret. Ordinance 3092 also approved 171 additional parking spaces, created “no parking zones” during school hours, and included a traffic management plan for Friday Prayer.

This new Special Use application is seeking to amend the prior approvals to permit a body wash facility, in addition to the previously approved religious and school uses. The proposal would feature a 871.2 square feet addition.

The Zoning Board of Appeals held a public hearing on September 10, 2025 where they recommended approval of the request by a vote of 6-1.



Village of Villa Park

Community & Economic Development

11 W Home Avenue, Villa Park, IL 60181

TO: Zoning Board of Appeals
FROM: Community & Economic Development Department
DATE: September 10, 2025
RE: **Petition ZBA-25-04 | 300 W. High Ridge Road | Amendment to Special Use**

PETITIONER	OWNER
Islamic Foundation 300 W. High Ridge Rd. Villa Park, IL 60181	Islamic Foundation 300 W. High Ridge Rd. Villa Park, IL 60181

Request Summary

The Petitioner is seeking an amendment to the Special Use to allow for an addition to the building to add a body wash for funeral preparations.

Background

The Subject Property has a previous Special Use which includes the existing religious facility as well as the private school and offices. This amendment to the existing Special Use would allow for a building addition to be added to the existing religious facility. This new addition would contain a body wash facility to conduct funeral preparations.

Site Information

Present Zoning: RS-7.5- Residential
Present Land Use: Religious Assembly and School
Property Size: 7.31 acres
PINs: 06-16-400-014, 06-16-212-004

Surrounding Zoning

North: Residential Single -Dwelling District – RS-7.5
West: Village of Lombard - Limited General Residential Planned Development- R4PD
East: Residential Single -Dwelling District – RS-7.5
South: Residential Single -Dwelling District – RS-7.5

Surrounding Land Use

School
Multi-Family Residential
Park
School

Comprehensive Plan Designation – Residential

Single-dwelling residential areas are neighborhoods where each lot contains one dwelling unit, which can be a standalone house or attached units like townhomes and duplexes. These areas should encompass carefully planned subdivisions and older, established neighborhoods exhibiting classic neighborhood layouts. Single-dwelling homes are the most common form of residential property in the Village and most likely will remain so.

Zoning Request

The Petitioner is requesting an amendment to the existing Special Use to allow for the construction of a building addition and the addition of a body wash facility for funeral preparations. The amendment is required because the prior Special Uses did not include a body wash use on the property.

Internal Staff Review

Special Use

The Zoning Ordinance specifically allows for the right to request a Special Use. The Commission should consider whether the proposed use is appropriate and whether any conditions of operation may be necessary to mitigate any otherwise potential negative impacts. Section 11.4.11. of the Zoning Ordinance requires that any expansion of uses or facilities that qualifies as a major amendment must be reviewed through the Special Use process.

This Special Use Permit would expand on previous ordinances for the property. In 1983, Ordinance 2087- allowed for the creation of a private school and church. This Ordinance required the property owners to apply to the village to increase the scope of the Special Use to add any new buildings, additions, or uses to the property.

In 1991, Ordinance 2534 amended the Special Use Permit granted by Ordinance 2087, to include increased parking facilities and to allow for additional buildings to be used for private school and religious purposes. This Ordinance included a school building addition of 12,240.0 square feet, a mosque building addition with full basement, first floor, and mezzanine totaling 31,770.0 square feet, set a maximum building height of 40.0 feet, and added 230 parking stalls. This Ordinance also allowed for the property owners to obtain approval from school districts for use of parking lots for special event overflow parking and required that all buildings must be sprinklered.

In 2001, Ordinance 3092 was approved for construction of a new 19,650.0 square foot two-story school building, a 7,200.0 square foot addition to existing school building, a 860 square foot addition to the existing mosque, and a minaret. Ordinance 3092 also approved 171 additional parking spaces, created “no parking zones” during school hours, and included a traffic management plan for Friday Prayer.

This new Special Use application is seeking to amend the prior approvals to permit a body wash facility, in addition to the previously approved religious and school uses. The proposal would feature a 871.2 square feet addition.

Site Plan Review

1. Building and Structure Location - The following comments relate to the issue of building and structure location in regard to the proposed development plans:
 - a. The proposed addition would have a total area of 871.2 square feet. The addition would have a height of 12.0 feet.
2. Building Scale - The following comments relate to the issue of building scale in regard to the proposed development plans:
 - a. The addition is an appropriate scale for the building as a whole.
3. Building Architecture - The following comments relate to the issue of architecture in regard to the proposed development plans:
 - a. No changes to the façade are proposed as part of the Special Use application.
4. Lot Coverage - The following comments relate to the issue of lot coverage in regard to the proposed development plans:
 - a. Current Lot Coverage is 66.55%. After the addition the Lot Coverage would be 66.77%.
5. Site Circulation - The following comments relate to the issue of site circulation in regard to the proposed development plans:
 - a. The proposed body wash facility will be fully accessible from the exterior of the building only. The addition will not feature any connecting doors to the existing building.
 - b. No expansions of the existing parking areas are proposed.
 - c. The existing paver parking area west of the proposed addition will now feature compliant striped parking stalls.

6. Parking Lots - The following comments relate to the issue of parking lots in regard to the proposed development plans:
 - a. The site currently has 431 parking stalls. Per section 7.2 only 407 parking stalls are required.
7. Landscaping - The following comments relate to the issue of landscaping in regard to the proposed development plans:
 - a. Landscaping would be installed around the proposed addition.
8. Signage - The following comments relate to the issue of signage in regard to the proposed development plans:
 - a. No new signage is currently proposed.
9. Site Illumination - The following comments relate to the issue of site illumination in regard to the proposed development plans:
 - a. An additional light outside of the entrance door to the addition is proposed. No variations for lighting are being requested.
10. Completeness - If the Zoning Board of Appeals requires additional information to determine whether the applicant's development requests comply with the applicable standards of the Code, they may direct the applicant to furnish additional information and evidence that may provide clarity regarding their concerns.

Findings

Per Section 11.4.8. – Review and Approval Criteria: No Special Use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed Special Use is consistent with and in substantial compliance with all village board policies and plans and that the applicant has presented evidence to support each of the following conclusions for both Special Uses that they are requesting:

- A. That the proposed use or activity is expressly authorized as a Special Use;
Petitioner's Response: Yes
- B. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
Petitioner's Response: Yes
- C. That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.
Petitioner's Response: Yes
- D. That approval of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
Petitioner's Response: Yes
- E. That the proposed Special Use will be served by adequate utilities, access roads, parking, drainage and other important and necessary facilities, infrastructure, and community services; and
Petitioner's Response: Yes
- F. That the proposed Special Use complies with all applicable regulations of this zoning ordinance except as expressly approved in accordance with the procedures of this zoning ordinance.
Petitioner's Response: Yes

Notification

Legal Notice was published in the Daily Herald on August 25, 2025, a sign placed on the subject property, and notifications sent to property owners within a 250.0 foot radius of the subject property in advance of the Public Hearing.

Recommended Action

To recommend approval of ZBA-25-04 for an amendment to the Special Use to permit a body wash facility use on the existing property.

Exhibit List

- A. Exhibit A- Plat of Survey
- B. Exhibit B- Proposed Plans

ORDINANCE NO. _____

AN ORDINANCE OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS, AMENDING ORDINANCE NO. 3092 TO ALLOW A BODY WASH WITHIN THE EXISTING SPECIAL USE AT 300 W. HIGH RIDGE ROAD

WHEREAS, the Village of Villa Park (the "*Village*") is a duly organized and validly existing non-home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State of Illinois; and,

WHEREAS, pursuant to the Illinois Municipal Code (65 ILCS 5/1-1-1 *et seq.*), the President and Board of Trustees of the Village (the "*Corporate Authorities*") may enact zoning regulations to regulate the development and use of real property within the corporate boundaries of the Village; and,

WHEREAS, the Village has heretofore adopted an ordinance entitled the "Zoning Ordinance of the Village of Villa Park, Illinois" (the "*Zoning Ordinance*"); and,

WHEREAS, pursuant to the Illinois Municipal Code (65 ILCS 5/11-13-5), the Corporate Authorities may determine and vary the regulations of its Zoning Ordinance; and,

WHEREAS, Section 11.4, entitled "Special Uses," of Article 11, entitled "Review and Approval Procedures," of the Zoning Ordinance sets forth the authority and standards by which special use permits under the Zoning Ordinance may be granted; and,

WHEREAS, the Corporate Authorities previously approved Ordinance Nos. 2087, 2534, and 3092 (the "*Prior Special Use Ordinances*") granting zoning relief to the Islamic Foundation (the "*Applicant*") for the property located within the RS-7.5-Residential District at 300 W. High Ridge Road, Villa Park, Illinois, as legally described and depicted on Exhibit A (the "*Property*");

Ordinance No. _____

WHEREAS, another application has been submitted to the Village by the Applicant to amend the Prior Special Use Ordinances to allow a body wash facility to conduct funeral preparations (the “*Amended Special Use*”) on the Property; and,

WHEREAS, the Zoning Board of Appeals (“*ZBA*”) held a public hearing on September 10, 2025 (the “*Public Hearing*”) to consider whether the Amended Special Use should be approved, at which time all persons present were afforded an opportunity to be heard; and,

WHEREAS, a public notice in the form required by law was given of said Public Hearing date; and,

WHEREAS, after taking into consideration all evidence and testimony presented at the Public Hearing, the ZBA reviewed the standards set forth in Section 11.4.8 of the Villa Park Zoning Ordinance and voted to recommend approval of the Amended Special Use to the Corporate Authorities; and,

WHEREAS, the Corporate Authorities deem it advisable and in the best interest of the health, safety, and welfare of the residents of the Village to grant the Amended Special Use subject to the conditions identified herein.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1. The above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Village President and Board of Trustees of the Village have duly considered the ZBA’s findings of fact and recommendation, and hereby adopt by reference the findings of fact of the ZBA as the findings of the Corporate Authorities of the Village as if fully

Ordinance No. _____

set forth herein. All documents and exhibits submitted at the Public Hearing are also incorporated by reference into this Ordinance.

Section 3. In addition to the findings set forth in Section 2 hereof, the Corporate Authorities further find in relation to the Amended Special Use as follows:

1. That the Amended Special Use is expressly authorized as a special use in this zoning district;
2. That the Amended Special Use on the Property is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
3. That the Amended Special Use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity;
4. That approval of the Amended Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
5. That the Amended Special Use will be served by adequate utilities, access roads, parking, drainage and other important and necessary facilities, infrastructure and community services; and
6. That the Amended Special Use complies with all applicable regulations of this zoning ordinance except as expressly approved in accordance with the procedures of this zoning ordinance.

Section 4: An Amendment to the Prior Special Use Ordinances is hereby granted, subject to the following conditions:

1. That the Amended Special Use shall be limited to the Applicant and shall not be transferable except upon reapplication, hearing and approval in the manner provided in the Zoning Ordinance;
2. That the Applicant shall develop and use the Property in accordance with the specifications included in its application and the project documents attached hereto as Exhibit B;
3. That this Amended Special Use shall be limited to the Property, as represented in the application, and is not transferable to other properties;

Ordinance No. _____

4. That any modification or intensification of the Amended Special Use that alters the essential character or operation of the use in a way not intended at the time the Amended Special Use was granted, as evidenced by the record or text of the ordinance, shall require a new special use approval;
5. That the approval of the Amended Special Use authorizes the Property to be used in the manner proposed, but does not alone authorize the establishment or extension of any use, nor development, construction, reconstruction, alteration, or moving of any building or structure, without first obtaining any other required permit, including a zoning certificate, building permit and certificate of occupancy;
6. That the Amended Special Use shall be in addition to and subject to all previously approved special uses in the Applicant's name and related to this Property. All prior ordinances granting zoning relief on the Property—including Ordinance 2087, Ordinance 2534, and Ordinance 3092—are hereby amended to include the body wash facility as presented by the Applicant, subject to the conditions of this Ordinance; and
7. That the Amended Special Use complies with the Zoning Ordinance and all other codes and ordinances of the Village, the County of DuPage, the State of Illinois, and the federal government.

Section 5: If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 6: All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 7: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

[Continued on Next Page]

Ordinance No. _____

ADOPTED THIS _____ DAY OF _____, 2025, pursuant to a roll call vote
as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED this _____ day of _____, 2025

Kevin Patrick, President of the
Village of Villa Park, DuPage County, Illinois

ATTESTED and filed in my office,
this _____ day of _____, 2025

Rolf Laukant, Clerk of the Village
of Villa Park, DuPage County, Illinois

Ordinance No. _____

Exhibit A

Legal Description

PARCEL ONE:

THAT PART OF THE EAST ½ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (BEING A PART OF LOTS 7, 11, AND 12 IN SCHOOL TRUSTEES SUBDIVISION IN SAID SECTION), DESCRIBED BY BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 2, (A SUBDIVISION OF PART OF SAID SECTION), WITH THE CENTER LINE OF HIGH RIDGE ROAD IN SAID ASSESSMENT PLAT, AND RUNNING THENCE NORTH 3 DEGREES 17 MINUTES WEST ON THE EAST LINE OF SAID ASSESSMENT PLAT, 333.05 FEET OT THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 59 MINUTES EAST ON SAID NORTH LINE, 3.95 FEET TO THE WEST LINE OF THE EAST 10.0 ACRES OF THE WEST HALF OF SAID LOT 7; THENCE NORTH 3 DEGREES 12 MINUTES WEST ON SAID WEST LINE, 306.96 FEET TO THE NORTH LINE OF THE SOUTH QUARTER OF SAID EAST 10 ACRES; THENCE NORTH 89 DEGREES 58 MINUTES EAST ON THE NORTH LINE OF SAID SOUTH QUARTER AND ON THE NORTH LINE OF THE SOUTH QUARTER OF THE EAST HALF OF SAID LOT 7, 500.87 FEET TO THE NORTHWEST CORNER OF LOT 1 IN HIGH RIDGE ASSESSMENT PLAT, RECORDED AS DOCUMENT R68-4658; THENCE SOUTH 3 DEGREES 12 MINUTES EAST ALONG THE WEST LINE OF SAID LOT 1 IN HIGH RIDGE ASSESSMENT PLAT, 628.65 FEET TO A POINT IN THE CENTER OF HIGH RIDGE ROAD, AS DEDICATED BY DOCUMENT R67-4339; THENCE SOUTH 88 DEGREES 42 MINUTES WEST ALONG SAID CENTER LINE, 504.0 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL TWO:

THE EAST HALF OF LOT 15 IN YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT NO. 2 AND KNOWN AS WESTMORE LANDS, OF PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1943 AS DOCUMENT NO. 452576, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-16-212-004, 06-16-300-014

Common Address: 300 W. High Ridge Road, Villa Park, IL 60181

Ordinance No. _____

Exhibit B

Project Documents

(see attached)

Islamic Foundation Addition

Illinois, DuPage County, 60181



Civil Engineer:
Val Lykholap
Fluenta Consulting
201 E. Lakeside Dr.
Vernon Hills, IL 60061
Tel: (773)-349-5881

Client:
Islamic Foundation.
330 W Highridge Rd.,
Villa Park IL 60181
Tel: (630) 941-8800



a.) Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.

b.) Compare all points before building by same and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your abstract, deed contract or zoning ordinance.

SITE BENCH MARK (BM)

Existing Top of Foundation

ELEV. = 705.57' NAVD88

DUPAGE BENCH MARK (BM)

Benchmark # YK03001

ELEV. = 679.61' NAVD88

Index of sheets:

C1 - Cover Sheet

C2 - Existing Conditions Plan

C3 - Proposed Conditions Plans

C4 - General Notes

L1 - Landscaping Plan



By _____
August 27, 2025
Illinois Professional Engineer
Certificate No. 062.067021
Expiration date: 11-30-2025

No.	Revision/Issue	Date

FLUENTA CONSULTING

Firm Name and Address:
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Client Name and Address:
Islamic Foundation.
330 W Highridge Rd.,
Villa Park IL 60181
Tel: (630) 941-8800

Project

Date _____

Scale 1" = 20'

Sheet

C1

671.57 EXISTING ELEVATION

60



(



- a.) Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.
- b.) Compare all points before building by same and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your abstract, deed contract or zoning ordinance.

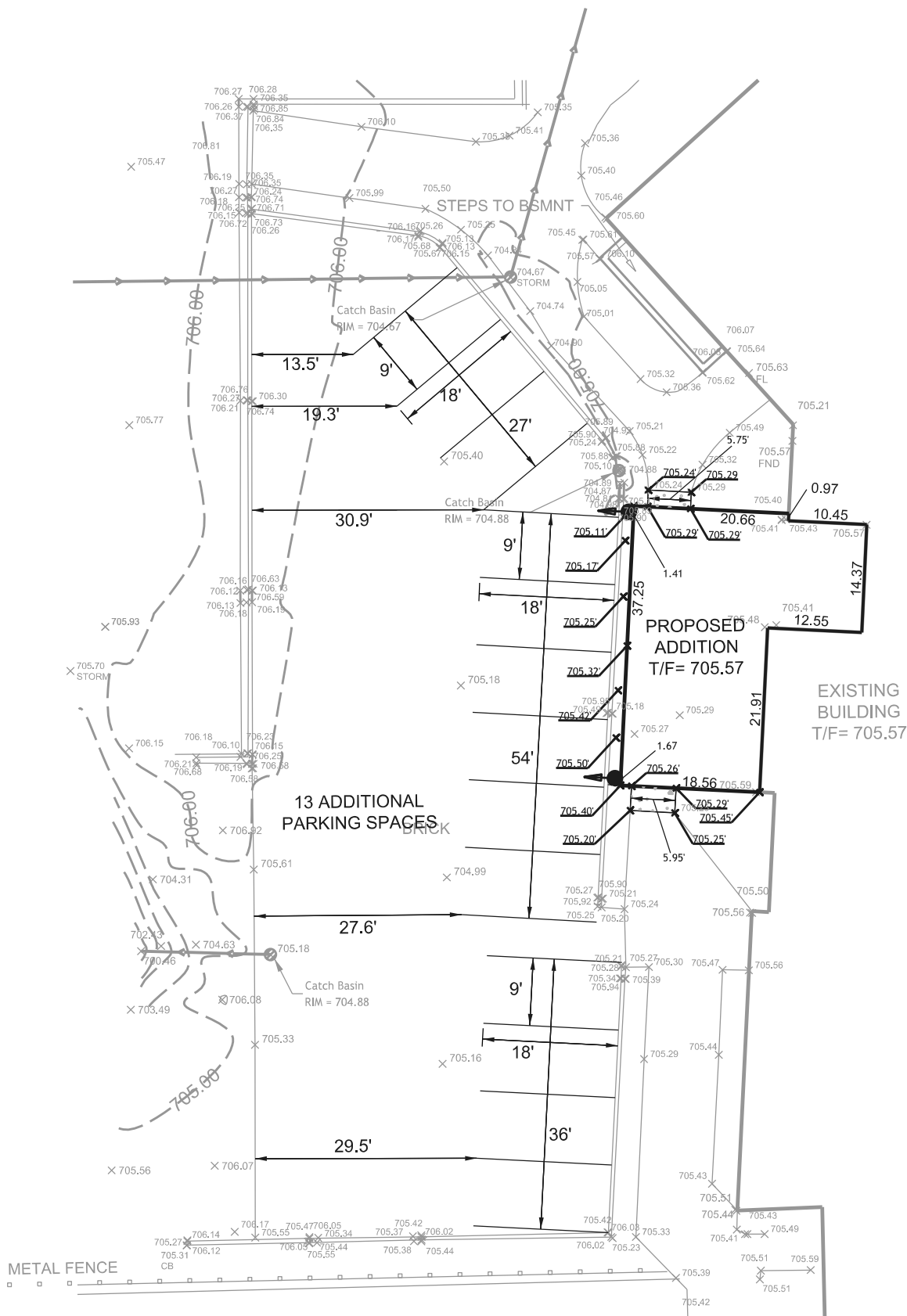
Sheet C2	Project	Client Name and Address:	Firm Name and Address:		No.	Revision/Issue	Date
	Date	Islamic Foundation. 330 W Highridge Rd., Villa Park IL 60181 Tel: (630) 941-880	Fluenta Consulting 201 E. Lakeside Dr., Vernon Hills, IL 60061 Tel: 773-349-5881				
	Scale	1" = 20'					

Proposed Conditions Plan



LEGEND

- 671.57 EXISTING ELEVATION
- 609 - EXISTING CONTOUR
- 98.63 PROPOSED ELEVATION
- 97.5 - PROPOSED CONTOUR
- POWER POLE
- TREE
- AC AIR CONDITION
- BUSH
- EXISTING DRAINAGE PIPE
- FIRE HYDRANT
- DRAIN INLET
- STORMWATER INLET
- EXISTING MANHOLE
- B-BOX
- SUMP PUMP
- CLEANOUT
- ELECTRIC METER
- GAS METER
- DOWNSPOUT
- B/S BOTTOM OF STEPS
- B/P BOTTOM OF PIPE
- T/P TOP OF PIPE
- AC AIR CONDITION
- DRAINAGE FLOW
- CONSTRUCTION ENTRANCE
- TREE REMOVAL
- SILT FENCE
- CONSTRUCTION FENCE
- TREE FENCE
- PROPOSED MOUNTABLE CURB
- PROPOSED CONCRETE
- PROPOSED B-6.12 CURB



IMPERVIOUS AREA CALCULATIONS:

	EXISTING	PROPOSED
HOUSE AREA	= 0.00 SF	871.20 SF
PARKING AREA	= 6198.74 SF	6198.74 SF
SIDEWALK AREA	= 1978.28 SF	1597.49 SF
WINDOW WELL AREA	= 86.63 SF	86.63 SF

IMPERVIOUS TOTAL = 8263.65 SF 8754.06 SF
ADDITIONAL IMPERVIOUS = 490.41 SF

TOTAL IMPERVIOUS: 290023 SF:
ADDITIONAL IMPERVIOUS PERCENTAGE:
490.41/290023.00=0.17%

AREA:
GROSS AREA = 318,264 SQ. FT. = 7.306 ACRES
AREA IN HIGH RIDGE ROAD PER DEDICATION PER DOC. # R67-4339 = 10,076 SQ. FT. = 0.231 ACRES
NET AREA = 308188 SQ. FT. = 7.075 ACRES

Building Area: Existing: 59,922.9 sq ft; Proposed: 60,794.1 sq
Parking Lot: Existing: 117,229.5 sq ft; Proposed: 117,229.5 sq
Sidewalks: Existing: 27,847.8 sq ft; Proposed: 27,661.6 sq
Total Existing: 205,100.2 sq ft; Proposed: 205,785.2 sq
Lot Coverage: Existing: 66.55 % Proposed 66.77 %

IN-LIEU FEE CALCULATION:
0.581 CFS/AC x 490.41 SF/43560 = 0.00654 CFS
0.00654 x 43560 x 3.00 \$ = 854.78 \$

C3 Sheet	Scale 1" - 20'	Date	Project	Client Name and Address:		Firm Name and Address:			No.	Revision/Issue	Date
				Islamic Foundation. 330 W Highridge Rd., Villa Park IL 60181 Tel: (630) 941-880		Fluenta Consulting 201 E. Lakeside Dr., Vernon Hills, IL 60061 Tel: 773-349-5881					

General Notes and Standards

EARTHWORK, GRADING, AND PAVING:

1. ALL UNSUITABLE MATERIAL MUST BE REMOVED FROM THE PROPOSED BUILDING AREA OR AS INDICATED ON THE SOILS REPORT FOR THE SUBJECT DEVELOPMENT.
2. PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE MASS GRADING OPERATIONS OF A SUBDIVISION OR PARCEL OF LAND, THE DEVELOPER OR BUILDER, MUST NOTIFY THE VILLAGE ENGINEER TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION. IN ADDITION, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, ALL REQUIRED BONDS MUST BE POSTED AND PERMIT FEES PAID, ALL MASS GRADING OPERATIONS OF A SUBDIVISION OR INDIVIDUAL BUILDING PARCEL, AS WELL AS ANY ROADWAY OR PARKING LOT IMPROVEMENT, MUST BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, IN ILLINOIS, CURRENT EDITION, AS WELL AS THE AMERICAN SOCIETY OF STATE HIGHWAY OFFICIALS, CURRENT EDITION.
3. ALL GRADING OPERATIONS MUST BE CONSTRUCTED ACCORDING TO THE ELEVATIONS AND GRADES, AS SHOWN ON THE PLANS OR MODIFIED BY THE VILLAGE ENGINEER. ALL EXCAVATED MATERIAL SHALL BE PLACED AND STOCKPILED ON THE SUBJECT PROPERTY, AS PREVIOUSLY APPROVED. THE SUBDIVIDER OR BUILDER MUST ADHERE TO THE APPROVED ENGINEERING PLANS, DURING THE COURSE OF CONSTRUCTION OF THE DESIGNATED IMPROVEMENTS. POSITIVE DRAINAGE MUST BE PROVIDED AT ALL TIMES IN AN ATTEMPT NOT TO AFFECT THE SUBJECT DEVELOPMENT OR TO INFRINGE UPON ADJACENT PROPERTIES.

CONSTRUCTION NOTES:

1. MAINTAIN EXISTING DRAINAGE PATTERN. YOU SHALL NOT CAUSE STORMWATER RUNOFF TO RUN ON NEIGHBOR'S PROPERTY.
2. ALL EXCAVATED MATERIAL NOT USED TO BACKFILL AROUND FOUNDATION SHALL BE REMOVED FROM SITE.
3. SPLASH SUMP PUMP DISCHARGE AND ALL DOWNSPOUTS TO GRADE AND DIRECT FLOW TO BACK AND FRONT OF PROPERTY.
4. VILLAGE OF VILLA PARK NOTES AND DETAILS TAKE PRECEDENCE OVER ANY OTHER CONFLICTING NOTES AND DETAILS

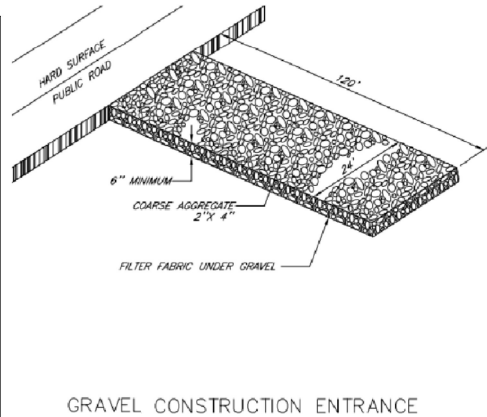
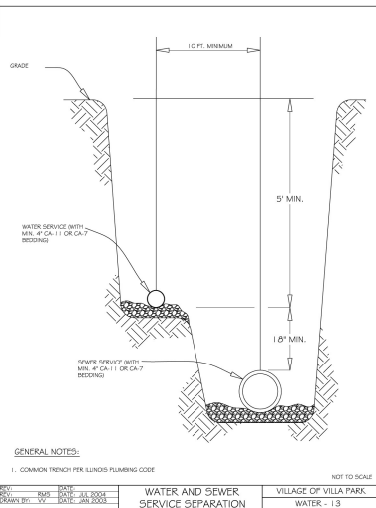
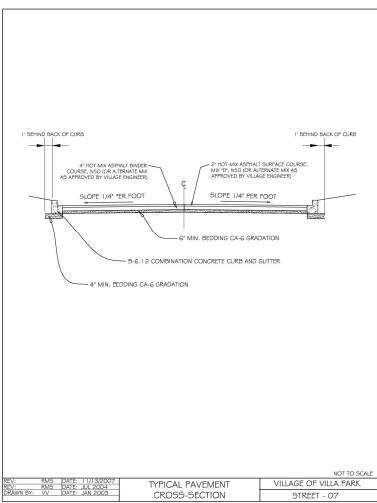
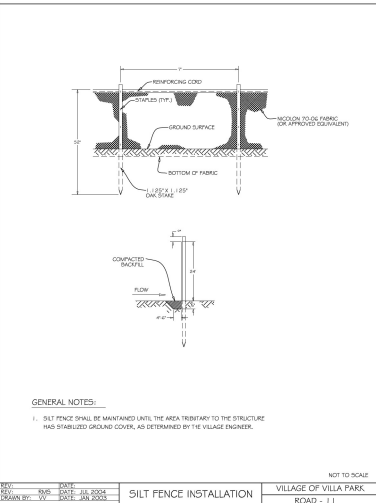
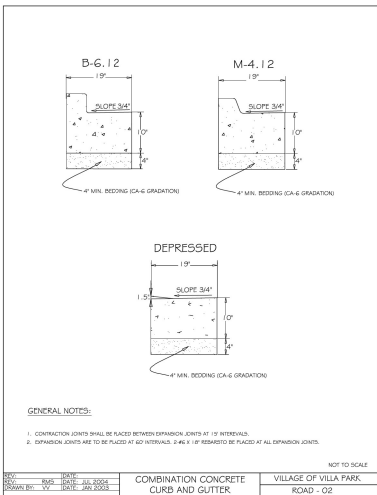
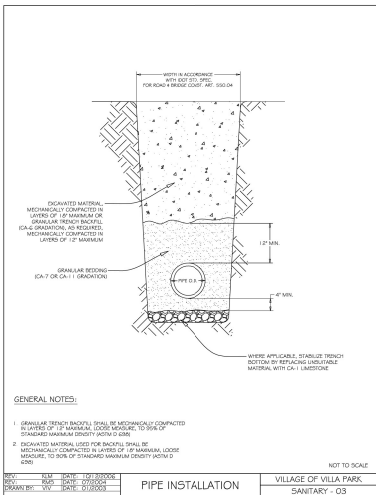
SOIL EROSION AND SEDIMENT CONTROL:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED, SILT FENCE AROUND THE CONSTRUCTION LIMITS, STONE ACCESS DRIVE AND FILTER FABRIC PROTECTORS IN ALL STORM MANHOLES AND/OR INLETS PER THE VILLAGE'S STANDARD DETAILS. IF THERE IS NO GENERAL CONTRACTOR, IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION/GRADING CONTRACTOR TO INSTALL ALL SOIL EROSION CONTROL DEVICES.
2. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF THE EROSION CONTROL DEVICES SHALL MAKE AN INSPECTION OF THE INSTALLATION ON A WEEKLY BASIS OR FOLLOWING A RAINFALL OF ½-INCH OR MORE OVER A 24-HOUR PERIOD. A RECORD OF SUCH INSPECTIONS SHALL BE KEPT ONSITE AT ALL TIMES UNTIL FINAL ACCEPTANCE OF THE WORK.
4. ANY SOIL EROSION CONTROL MEASURES THAT ARE DEEMED NECESSARY BY THE VILLAGE ENGINEER OR ANY OTHER AUTHORITY HAVING JURISDICTION SHALL BE IMPLEMENTED IMMEDIATELY BY THE CONTRACTOR.
5. ALL SILT FENCE SHALL BE INSTALLED AND APPROVED BY THE VILLAGE OF VILLA PARK PRIOR TO CONSTRUCTION.
6. ALL CONSTRUCTION SITES SHALL HAVE A 10-FEET WIDE X 6-INCHES DEEP STONE ACCESS DRIVE COMPRISED OF CA-1 STONE. THE LENGTH SHALL BE A MINIMUM OF 50 FEET UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER. ALL ACCESS TO AND FROM THE SITE SHALL BE RESTRICTED TO THIS CONSTRUCTION ENTRANCE.
7. PUMPING SEDIMENT-LADEN WATER INTO ANY STORMWATER FACILITY EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED. WATER REMOVED FROM TRAPS, BASINS AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
8. MODIFICATIONS TO EXISTING STORMWATER FACILITIES SHALL BE STABILIZED WITHIN 48 HOURS.
9. ALL STORM DRAIN INLETS SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE WHEN THE AREA TRIBUTARY TO AN INLET IS DISTURBED.
10. ALL TRENCHES, HOLES OR OTHER EXCAVATIONS REQUIRED FOR UTILITY INSTALLATION SHOULD BE BACK-FILLED AND STABILIZED AT THE END OF EACH WORKING DAY. NO EXCAVATION SHOULD BE OPENED MORE THAN WHAT CAN BE STABILIZED BY THE END OF THE SAME DAY. IF AN EXCAVATION MUST BE LEFT UNSTABILIZED OR OPENED OVERNIGHT, SOIL EROSION AND SAFETY PROTECTION MEASURES SHALL BE INSTALLED.
11. THE SURFACE OF STRIPPED OR DISTURBED AREAS SHALL BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED OR WHEN LEFT IDLE FOR MORE THAN 7 DAYS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT SOIL EROSION CONTROL MEASURES HAVE BEEN ADEQUATELY ESTABLISHED.
12. ALL SPECIAL MANAGEMENT AREAS SHALL, AT A MINIMUM, HAVE A DUAL SILT FENCE BARRIER OF PROTECTION. ADDITIONAL SOIL AND SEDIMENT EROSION CONTROL MEASURES MAY BE REQUIRED TO ADEQUATELY PROTECT THESE AREAS.
13. STOCKPILES OF SOIL OR ANY OTHER BUILDING MATERIAL SHALL NOT BE LOCATED IN SPECIAL MANAGEMENT AREAS.
14. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.
15. ALL WASTE GENERATED AS A RESULT OF SITE DEVELOPMENT (INCLUDING DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER, SANITARY WASTE OR ANY OTHER WASTE) SHALL BE PROPERLY DISPOSED OF AND BE PREVENTED FROM BEING CARRIED OFF THE SITE BY EITHER WIND OR WATER.
16. ANY SOIL, MUD OR DEBRIS REACHING A PUBLIC OR PRIVATE ROADWAY OR SIDEWALK SHALL BE REMOVED IMMEDIATELY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
17. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30-DAYS AFTER FINAL STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF, AND THE AREA PERMANENTLY STABILIZED.

VILLAGE OF VILLA PARK
STANDARD ENGINEERING NOTES
Revised 05/02/2008

- | | | | | | | | | | | | | | | | | | | | |
|--|---|-----------------|------------------------------------|----------------|--------------------------|----|------------------------------|-------------------|-----------------|----|------------------------------------|--------------------------|----|------------------------------|--|--|----|---------------------|--|
| <p>3. The Public Works Department, (630) 834-8505, must be notified twenty-four (24) hours in advance for inspections and shutoffs and forty-eight (48) hours in advance for water taps.</p> <p>2. One (1) set of approved plans must be on the site at all times.</p> | <p>15. Existing water and sanitary sewer services will not be reused without a written approval from the Water/Wastewater Superintendent.</p> <p>16. Band-seal flexible connectors (non-shear mission couplings) will be used to join pipes of dissimilar materials.</p> | | | | | | | | | | | | | | | | | | |
| <p>3. All paving, curb & gutter, driveways, and sidewalks, including earthwork required for preparation of sub-grade, will be constructed in accordance with the Illinois Department of Transportation's (IDOT) "Standard Specifications for Road and Bridge Construction," current edition and supplements, except as modified to conform with Village of Villa Park requirements.</p> | <p>17. All PVC pipe joints will conform to ASTM D 3212 and shall be sealed by rubber gaskets conforming to ASTM F 477.</p> | | | | | | | | | | | | | | | | | | |
| <p>4. Trenches under and within three feet (3') of pavement (streets, driveways, curb & gutter, and sidewalks) will be backfilled with granular trench backfill conforming to a gradation of CA-6/Grade 8. Granular trench backfill will be mechanically compacted in layers of 12" maximum, loose measure, to 95% of standard density (ASTM D698).</p> | <p>18. Down spouts and sump pumps will discharge at grade and be directed away from and at least ten feet (10') from adjacent properties.</p> | | | | | | | | | | | | | | | | | | |
| <p>5. All existing pavement to be removed will be saw cut full depth along the limits of the removal.</p> | <p>19. Provide for the immediate removal of any mud and debris that is deposited onto the streets and sidewalks, which were caused by the construction.</p> | | | | | | | | | | | | | | | | | | |
| <p>6. Replacement of the street pavement submitted to the installation of utilities will meet IDOT Standard Specifications for Road and Bridge Construction, Article 442.06, and be made as follows:</p> | <p>20. Any soil erosion control measures that are deemed necessary by the Village Engineer will be implemented immediately by the contractor.</p> | | | | | | | | | | | | | | | | | | |
| <p>a. Asphalt - 2" Hot-Mix Asphalt Surface Course, Mix "D", NS0, over a 4" Hot-Mix Asphalt Binder Course, NS0, or to Village Engineer's specifications.</p> <p>b. P.C.C. - 8" minimum thickness, tie into the existing pavement with #6 x 24" dowels, embedded 8" and staggered at 24" O.C.</p> | <p>21. All footing and top of foundation elevations, and building setbacks and dimensions must be surveyed and a spot survey must be submitted and approved prior to any future construction.</p> <p>22. All concrete curbs, sidewalk and driveway aprons require pre-inspection.</p> <p>23. All construction sites will require a stone access road 10 feet wide with a 6" depth comprising of CA-1 stone.</p> | | | | | | | | | | | | | | | | | | |
| <p>7. All pavements will be replaced within one week of their removal.</p> | <p>24. Any activity that disturbs the pavement, vegetation or soil requires a DuPage County Stormwater Permit.</p> | | | | | | | | | | | | | | | | | | |
| <p>8. All sidewalks will meet existing widths with a minimum thickness of four inches (4") except at any existing or proposed driveway(s) the thickness will be six inches (6"). Bedding will be a minimum of 4" of CA-6/Grade 8. All existing sidewalks and curb and gutter sections must be replaced unless approved by the Village Engineer.</p> | <p>25. An RPZ valve is required for development other than single family residential, unless a written waiver is obtained from the Public Works Department.</p> <p>26. Residential dual check valve backflow preventor (series 7) is required if a private well is located on the premises and is not capped by a certified well contractor.</p> | | | | | | | | | | | | | | | | | | |
| <p>9. All driveways will be replaced as follows:</p> | <p>27. All existing grades along property lines must be maintained.</p> | | | | | | | | | | | | | | | | | | |
| <table border="1"> <tr> <td rowspan="2">Residential</td><td>Hot-Mix Asphalt</td><td>4"</td><td>Surface Course</td></tr> <tr> <td>Portland Cement Concrete</td><td>6"</td><td>CA-6, Grade 8 Stone Class SI</td></tr> <tr> <td rowspan="2">Commercial</td><td>Hot-Mix Asphalt</td><td>6"</td><td>CA-6, Grade 8 Stone Surface Course</td></tr> <tr> <td>Portland Cement Concrete</td><td>8"</td><td>CA-6, Grade 8 Stone Class SI</td></tr> <tr> <td></td><td></td><td>6"</td><td>CA-6, Grade 8 Stone</td></tr> </table> | Residential | Hot-Mix Asphalt | 4" | Surface Course | Portland Cement Concrete | 6" | CA-6, Grade 8 Stone Class SI | Commercial | Hot-Mix Asphalt | 6" | CA-6, Grade 8 Stone Surface Course | Portland Cement Concrete | 8" | CA-6, Grade 8 Stone Class SI | | | 6" | CA-6, Grade 8 Stone | <p>28. Proposed grade changes will not cause surface water runoff to be diverted onto or detained on abutting or nearby property, will not significantly alter existing drainage patterns and will not increase or concentrate storm water runoff onto abutting or nearby property.</p> <p>29. Downspout drainage must discharge at grade and must not drain onto or toward adjacent properties. Indicate on the plans the proposed downspout locations and their direction of drainage.</p> |
| Residential | | Hot-Mix Asphalt | 4" | Surface Course | | | | | | | | | | | | | | | |
| | Portland Cement Concrete | 6" | CA-6, Grade 8 Stone Class SI | | | | | | | | | | | | | | | | |
| Commercial | Hot-Mix Asphalt | 6" | CA-6, Grade 8 Stone Surface Course | | | | | | | | | | | | | | | | |
| | Portland Cement Concrete | 8" | CA-6, Grade 8 Stone Class SI | | | | | | | | | | | | | | | | |
| | | 6" | CA-6, Grade 8 Stone | | | | | | | | | | | | | | | | |
| <p>All manholes and buffalo boxes within a PCC driveway must be boxed out with 1" expansion material.</p> | <p>30. Drainage swales must have sufficient depth and width to direct storm water runoff toward a storm drainage system. Swales must meet existing grades at the property lines and have a minimum slope of 1%. Damming or displacing water onto adjacent properties is not permitted.</p> | | | | | | | | | | | | | | | | | | |
| <p>10. All parkways disturbed during construction will be restored with four inches (4") of topsoil and salt-tolerant sod.</p> | <p>31. Proposed driveway must meet existing grades along the property line and then slope 1/8" to 3/4" per foot away from the property line and toward the center of the driveway in order to keep water runoff on site and prevent runoff toward adjacent properties. Include details on the driveway and the property line (spot elevations at property line, centerline and at garage slab). If installing curb along the driveway make sure it will not dam water on adjacent properties. Show top of curb elevations and grades on adjoining property.</p> | | | | | | | | | | | | | | | | | | |
| <p>11. All parkway and nearby trees on adjoining property will have guards to protect trees. A minimum of four (4) stakes shall be used and the fence shall be four (4) feet from the trunk of the tree.</p> | <p>32. Landscaping that effectively changes yard elevations or existing drainage patterns will not be permitted unless a fill permit is issued by the Village.</p> | | | | | | | | | | | | | | | | | | |
| <p>12. All stumps must be removed to a minimum of one foot below proposed ground elevation.</p> <p>13. Materials and installation for all water and sewer related work will be in accordance with the "Standard Specifications for Water and Sewer Main Construction in Illinois," current edition and the American Water Works Association except as modified to conform with Villa Park requirements.</p> | | | | | | | | | | | | | | | | | | | |
| <p>14. All water main shutdowns will be performed by Village personnel only. A minimum of twenty-four (24) hours notice will be given to the Public Works Department prior to requested shutdown.</p> | | | | | | | | | | | | | | | | | | | |

DETAILS:



No.	Revision/Issue	Date

FLUENTA
CONSULTING

Firm Name and Address:
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Client Name and Address:
Islamic Foundation.
330 W Highridge Rd.,
Villa Park IL 60181
Tel: (630) 941-880

Project

Date _____

Scale

Sheet

C4

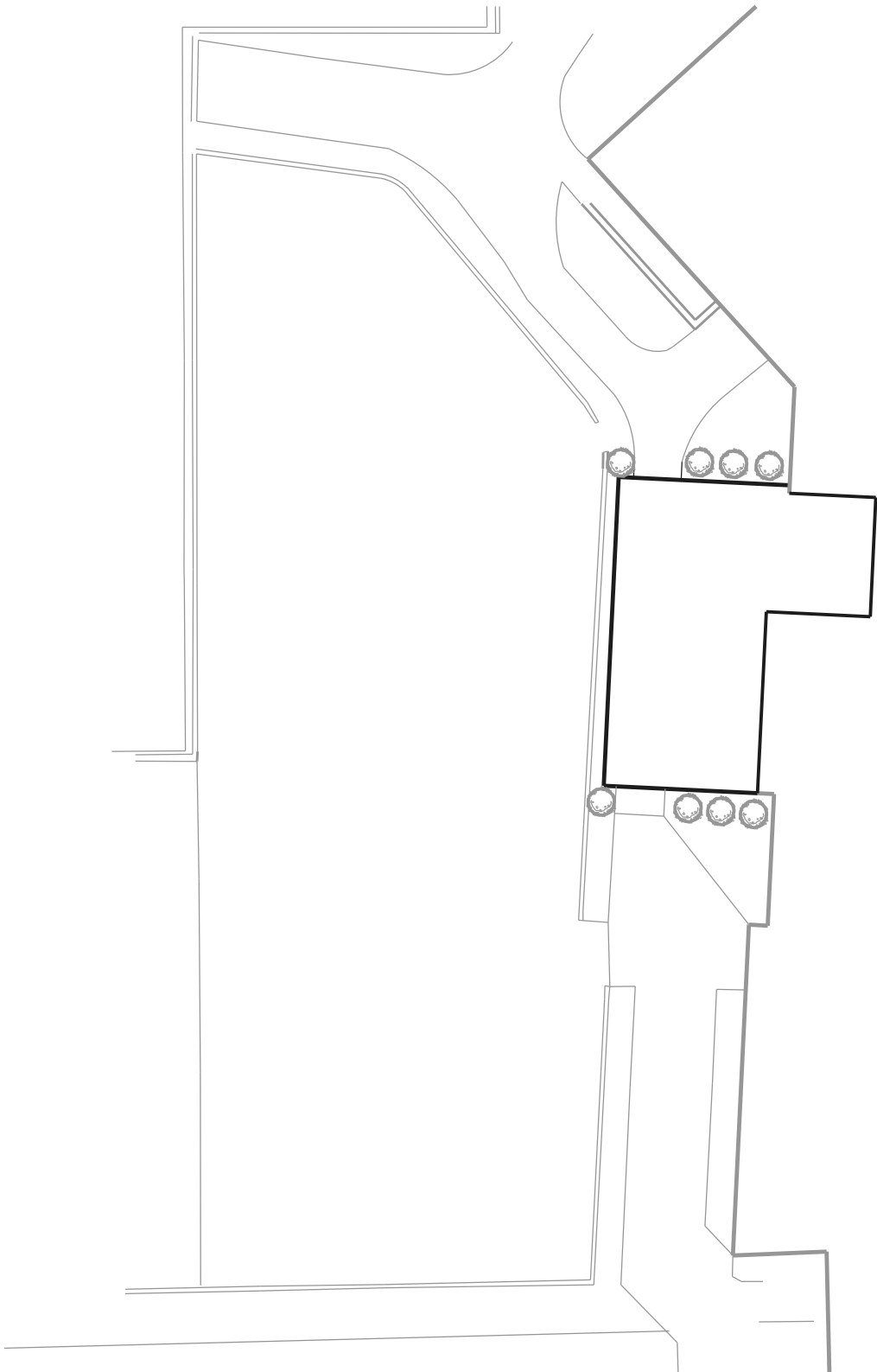
Landscaping Plan



LEGEND



Buxus sempervirens



L1

Sheet

Scale 1" = 20'

Date

Project

Client Name and Address:

Islamic Foundation.
330 W Highridge Rd.,
Villa Park IL 60181
Tel: (630) 941-880

Firm Name and Address:

Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

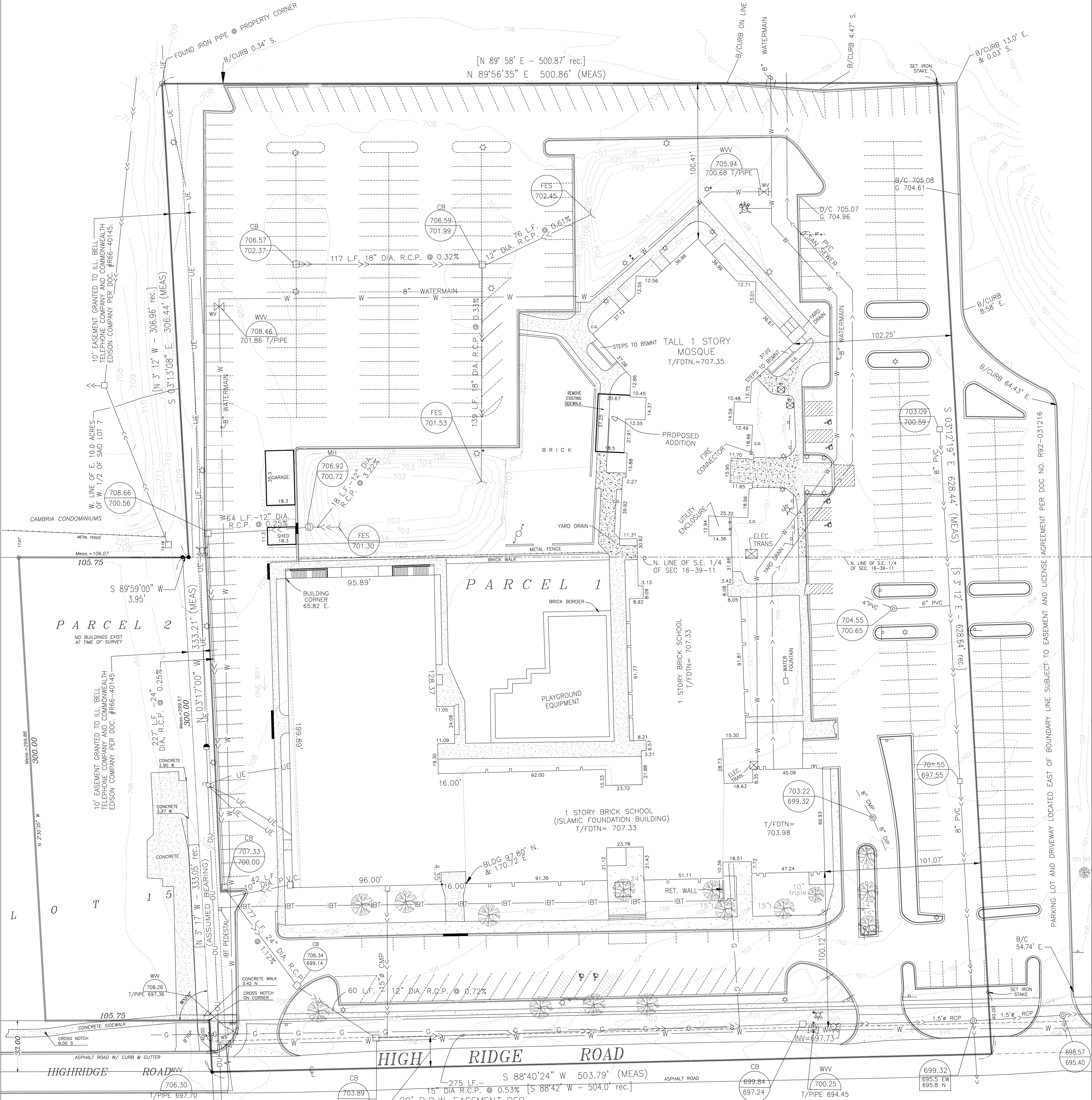
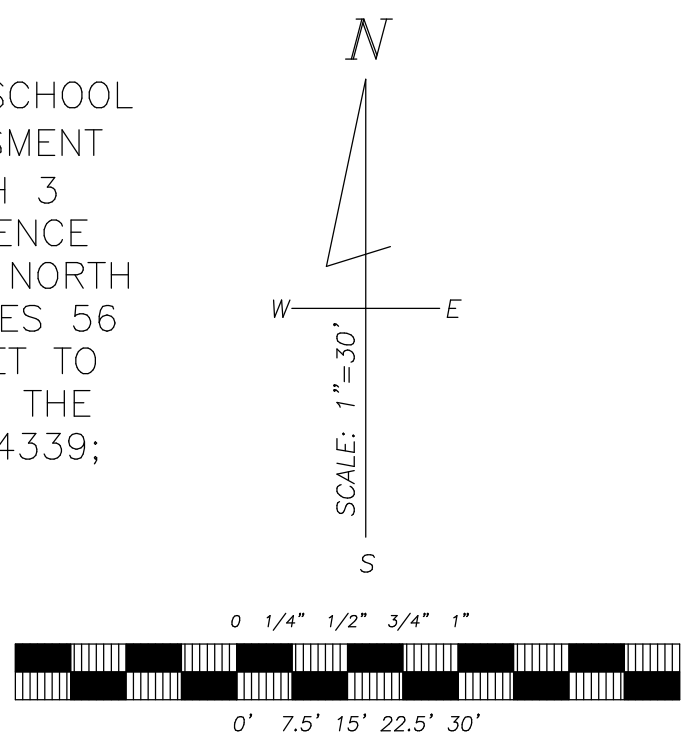


No.	Revision/Issue	Date

PLAT OF SURVEY

PARCEL 1
THAT PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (BEING PART OF LOTS 7, 11 AND 12 IN SCHOOL TRUSTEE'S SUBDIVISION IN SAID SECTION), DESCRIBED BY BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 2, (A SUBDIVISION OF PART OF SAID SECTION), WITH THE CENTER LINE OF HIGH RIDGE ROAD IN SAID ASSESSMENT PLAT, AND RUNNING THENCE NORTH 3 DEGREES 17 MINUTES WEST ON THE EAST LINE OF SAID ASSESSMENT PLAT, 333.05 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 59 MINUTES EAST ON SAID NORTH LINE, 3.95 FEET TO THE WEST LINE OF THE EAST 10.0 ACRES OF THE WEST HALF OF SAID LOT 7; THENCE NORTH 3 DEGREES 12 MINUTES WEST ON SAID WEST LINE, 306.96 FEET TO THE NORTH LINE OF THE SOUTH QUARTER OF THE EAST 10 ACRES; THENCE NORTH 89 DEGREES 56 MINUTES EAST ON THE NORTH LINE OF SAID SOUTH QUARTER AND ON THE NORTH LINE OF THE SOUTH QUARTER OF THE EAST HALF OF SAID LOT 7, 500.87 FEET TO THE NORTHWEST CORNER OF LOT 1 IN HIGH RIDGE ASSESSMENT PLAT, RECORDED AS DOCUMENT R68-4658; THENCE SOUTH 3 DEGREES 12 MINUTES EAST ALONG THE WEST LINE OF SAID LOT 1 IN HIGH RIDGE ASSESSMENT PLAT, 628.65 FEET TO A POINT IN THE CENTER OF HIGH RIDGE ROAD, AS DEDICATED BY DOCUMENT R67-4339; THENCE SOUTH 88 DEGREES 42 MINUTES WEST ALONG SAID CENTER LINE, 504.0 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2
THE EAST HALF OF LOT 15 IN YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT NO. 2 AND KNOWN AS WESTMORE LANDS, OF PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1943 AS DOCUMENT NO. 452576, IN DUPAGE COUNTY, ILLINOIS.



NOTES

- AREA:**
GROSS AREA = 318,264 SQ. FT. = 7.306 ACRES
AREA IN HIGH RIDGE ROAD PER DEDICATION PER DOC. # R67-4339 = 10,076 SQ. FT. = 0.231 ACRES
NET AREA = 308,188 SQ. FT. = 7.075 ACRES
- BENCHMARK:**
TOP OF FINISHED FLOOR AT MAIN SCHOOL ENTRANCE ELEV. = 707.33 (U.S.G.S. DATUM)
- PARKING SPACES:** 450 STANDARD SPACES
6 HANDICAPPED SPACES
- TOPOGRAPHICAL DATA AND UTILITY LOCATION INFORMATION**
SHOWN PER SURVEY BY ACCURATE SURVEY SERVICE INC., DATED APRIL 9TH, 2001, AND AS RESURVEYED JUNE 27TH, 2003 AND BUILDING ADDITION (WHICH NOW IS SHOWN AS IT EXISTS) ADDED AUGUST 30TH, 2004.

LEGEND

- | | | | |
|-------|-----------------------|----|-------------------|
| —IBT— | UNDERGROUND TELEPHONE | ☆ | LIGHT |
| —UE— | UNDERGROUND ELECTRIC | — | SIGN |
| —G— | GAS | □ | CATCH BASIN |
| —W— | WATER MAIN | □ | MANHOLE |
| — | SANITARY SEWER | ⊗ | FIRE HYDRANT |
| — | STORM SEWER | ⊗ | WATER VALVE VAULT |
| □ | CONCRETE PAVEMENT | ca | CLEAN OUT |
| □ | BITUMINOUS PAVEMENT | ● | found iron stake |
| | | ○ | set iron stake |



ORDERED BY: THE ISLAMIC FOUNDATION

PLAT REVISED 06/09/2025
(ADD PROPOSED ADDITION
& SHED & GARAGE)

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS, THIS 20TH DAY OF OCTOBER, A. D., 2023.

ISLAMIC FOUNDATION 010424.DWG
● = found iron stake
○ = set iron stake

FIELD WORK COMPLETED, BUILDINGS AND OTHER IMPROVEMENTS LOCATED AS SHOWN ON THE 20TH DAY OF OCTOBER, A. D., 2023.

ORDER NO. 24 A 005 FILE NO. 240005

WILLIAM M. WINGSTEDT
ILLINOIS PROFESSIONAL LAND SURVEYOR
329 WHITE PINES CT., OSWEGO, ILLINOIS 60543
PHONE: (630) 554-8209 FAX (630) 551-1207
EMAIL: wwing@aol.com



MEMORANDUM

TO: Village Board of Trustees

FROM:

DATE: September 22, 2025

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

RECOMMENDED ACTION:

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.

BACKGROUND:

There are a total of 20 switches and 19 access points that need replacing. These switches and access points are the same manufacturer (Cisco-Meraki) that we installed at VPRC and they have been working great. The cost for the switches are \$50,438.59 and the wireless access points are \$15,992.11. The installation labor is \$7,560 for a total of \$73,990.70.

DISCUSSION:

This solution would last for at least 7 years or longer if they continue to support these products. It would also give us better wireless coverage and connection speed since these new units are WIFI 6 compatible.

RESOLUTION NO. _____

**RESOLUTION OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS,
AUTHORIZING THE PURCHASE OF NETWORK SWITCHES AND WIRELESS
ACCESS POINTS THROUGH NOBLETEC LLC**

WHEREAS, the Village of Villa Park (the "Village") is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the IT Department has recommended purchasing network switches and wireless access points; and,

WHEREAS, Section 2-220(a)(2) of the Villa Park Municipal Code provides an exemption from the bidding requirements for purchases of equipment wherein the price to be paid by the Village is equal to, or less than, a price established by open and competitive bidding through an Illinois public agency where such open and competitive bidding was held within one year immediately preceding the letting of the proposed contract by the Village; and,

WHEREAS, Nobletec LLC 418 Eisenhower Lane North, Lombard, IL 60148, is a reseller of Meraki products and will provide implementation and configuration of \$73,990.70; and,

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Villa Park, DuPage County, State of Illinois, as follows:

Section 1: That the Village Manager is hereby authorized to execute a purchase order to Nobletec LLC 418 Eisenhower Lane North, Lombard, IL 60148, in an amount not to exceed \$74,000 from funds budgeted in CY2025.

Section 2: This resolution shall be in full force and effect from and after its passage and approval waiving the bidding requirements by a two-thirds vote of the Trustees.

PASSED this ____ day of _____, 2025, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAINING: _____

Resolution No. _____

Approved this _____ day of _____, 2025.

Kevin Patrick, Village President

Attest:

Rolf Laukant, Village Clerk



Here is your requested quote
Cisco Meraki Switching and Wireless
Refresh 2025 Valid thru 10-31-2025

Quote# C028517v1

Prepared For:

Village of Villa Park

Attn: Brian Sawyer

Prepared By:
Tahece Clayborn
NobleTec, LLC

Product

DESCRIPTION		PRICE	QTY	EXT. PRICE
WiFi 6 Access Points				
MR36-HW	Meraki MR36 Wi-Fi 6 Indoor AP	\$386.10	19	\$7,335.90
LIC-ENT-5YR	Meraki MR Enterprise License, 5YR	\$455.59	19	\$8,656.21
Police - Core Switch - Layer 3, Dual Power Supplies, 48 Ports PoE+				
C9300L-48P-4X-M	C9300L 48-port PoE, 4x10G Uplink, 715wac PS, w/MERAKI	\$4,232.01	1	\$4,232.01
PWR-C1-715WAC-P-M	C9000 715W AC Platinum Power Supply, w/MERAKI	\$1,038.08	1	\$1,038.08
CON-RO4-C93LP4XM	RMA UPGRADE 24X7X4 C9300L 48-port PoE, 4x10G Uplink, 715wac, 5 year	\$3,438.94	1	\$3,438.94
LIC-C9300-48E-5Y	Meraki Enterprise License for C9300-M 48-port, 5 year	\$2,726.26	1	\$2,726.26
Village Hall - Core Switch (Located at PD) - Layer 3, Dual Power Supplies, 24 Ports Data Only - NON-PoE+ w/(2) MultiMode Fiber Optic Modules for PD to VH link				
C9300L-24T-4X-M	C9300L 24-port data, 4x10G Uplink, 350wac PS, w/MERAKI	\$2,749.16	1	\$2,749.16
PWR-C1-350WAC-P-M	C9000 350W AC Platinum Power Supply, w/MERAKI	\$539.85	1	\$539.85
MA-SFP-1GB-SX	Meraki 1000Base SX Multi-Mode	\$415.30	2	\$830.60
CON-RO4-C90LT4XM	RMA UPGRADE 24X7X4 C9300L 24-port data, 4x10G Uplink, 350wa, 5 year	\$2,232.40	1	\$2,232.40
LIC-C9300-24E-5Y	Meraki Enterprise License for C9300-M 24-port, 5 year	\$1,486.82	1	\$1,486.82
48 Port Layer 2 Switches, PoE+				
MS130-48P-HW	Meraki MS130-48P Cloud Managed 48GE 740W PoE Switch	\$2,603.75	4	\$10,415.00
LIC-MS130-48-5Y	Meraki MS130-48 Enterprise License and Support, 5 Year	\$610.12	4	\$2,440.48
24 Port Layer 2 Switches, PoE+				
MS130-24P-HW	Meraki MS130-24P Cloud Managed 24GE 370W PoE Switch	\$1,457.62	7	\$10,203.34
LIC-MS130-24-5Y	Meraki MS130-24 Enterprise License and Support, 5 Year	\$352.63	7	\$2,468.41

Product

DESCRIPTION		PRICE	QTY	EXT. PRICE
8 Port Layer 2 Switches, PoE+				
MS130-8P-HW	Meraki MS130-8P Cloud Managed 8GE 120W PoE Switch	\$669.19	7	\$4,684.33
LIC-MS130-CMPT-5Y	Meraki MS130-CMPT Enterprise License and Support, 5 Year	\$136.13	7	\$952.91
			Subtotal:	\$66,430.70

Professional Services

DESCRIPTION		PRICE	QTY	EXT. PRICE
RETAINER	Retainer / Prepaid Labor Block Hours / Valid for 2 Years	\$135.00	56	\$7,560.00

Purpose

- The purpose of the retainer agreement is to provide ready access to the NobleTec Professional Services Team at a reduced labor rate

Advantages

- 24x7 Priority Service
- Assigned Account Manager
- Volume discounted labor rates

Examples of Usage

- Schedule a Named Engineer for Routine Onsite Visits
- Help Desk
- Systems Administration
- Server, Storage, Networking, and Security Projects
- Desktop and Notebook Deployments

24x7 Emergency Services

- We provide 24x7 availability including onsite Emergency support
- Emergency support outside normal business hours will be invoiced at 1.5x the above stated labor rate

This quote is subject to NobleTec Terms and Conditions
located at: <https://www.nobletecllc.com/terms-and-conditions/>

Subtotal: **\$7,560.00**



Cisco Meraki Switching and Wireless Refresh 2025 Valid thru 10-31-2025

Prepared by:

NobleTec, LLC

Tahece Clayborn
708-762-2464
tahece.clayborn@nobleteccllc.com

Prepared for:

Village of Villa Park

20 S Ardmore Ave
Villa Park, IL 60181
Brian Sawyer
(630) 247-5825
bsawyer@invillapark.com

Quote Information:

C028517

Version: 1
Delivery Date: 09/03/2025
Expiration Date: 10/31/2025

Quote Summary

DESCRIPTION	AMOUNT
Product	\$66,430.70
Professional Services	\$7,560.00
Total:	\$73,990.70

NobleTec reserves the right to adjust pricing and product offerings for reasons including, but not limited to, changing market conditions, discontinuation, unavailability, manufacturer price changes, supplier price changes and pricing errors. Taxes, shipping and other fees may apply. Credit card orders over \$1,000.00 may incur a 3% credit card processing surcharge. This quote is subject to NobleTec Terms and Conditions located at: <https://www.nobleteccllc.com/terms-and-conditions/>

NobleTec, LLC

Village of Villa Park

Signature: _____

Name: Tahece Clayborn

Title: Technology Advisor

Date: 09/03/2025

Signature: _____

Name: Brian Sawyer

Date: _____



Office of the Village Manager

Village of Villa Park

20 South Ardmore Avenue, Villa Park, Illinois 60181-2696

MEMORANDUM

TO: President Patrick
Trustee Alfano
Trustee Kozar
Trustee Cordova
Clerk Laukant
Trustee Konstatos
Trustee Kumar
Trustee Sabri

FROM: IT Manager Brian Sawyer

DATE: September 22, 2025

RE: Network switches & Wireless

The village needs to replace our aging network switches since they are nine years old and are at end of life. We have no support available with these and this equipment is critical to keep the network running and connected. We also need to replace our wireless access points since these are the same age and out of date.

This solution would last for at least 7 years or longer if they continue to support these products. It would also give us better wireless coverage and connection speed since these new units are WIFI 6 compatible.

There are a total of 20 switches and 19 access points that need replacing. These switches and access points are the same manufacturer (Cisco-Meraki) that we installed at VPRC and they have been working great. The cost for the switches are \$50,438.59 and the wireless access points are \$15,992.11. The installation labor is \$7,560 for a total of \$73,990.70.



General Fund Revenues

TAXES	2025	FY 2025 Actual		FY 2024 Actual		Comparison 2025 to 2024
	Budgeted	August	% to Budget	August		
Property Tax	586,573	393,797	0%	420,391	(26,594)	
Property Tax due to Pension Funds	3,845,254	2,036,820	0%	1,952,854	83,965	
Sales Tax	6,460,000	4,388,434	68%	4,436,521	(48,088)	
State Income Tax	3,840,000	2,686,769	70%	2,725,029	(38,260)	
Other Taxes	4,630,000	2,334,805	50%	3,156,456	(821,650)	
TAXES TOTAL	19,361,827	11,840,625	61%	12,691,252	(850,627)	
Licenses & Fees	2,827,050	1,400,010	50%	1,993,263	(593,254)	
Investment Income	425,000	34,833	8%	354,245	(319,412)	
Fines & Penalties	1,078,000	354,726	33%	752,166	(397,440)	
Charges for Services	1,091,650	313,227	29%	781,963	(468,737)	
Residential Garbage Fees	1,889,000	1,360,465	72%	1,308,559	51,905	
Operating Transfers In	473,150	103,125	22%	311,971	(208,846)	
Grants	561,800	36,965	7%	130,221	(93,256)	
Miscellaneous	263,700	667,077	253%	2,186,499	(1,519,422)	
TOTAL	27,971,177	16,111,053	58%	20,510,140	(4,399,087)	

General Fund year-to-date revenues as of 8/30/25 total \$16,111,053, which is 66% of the FY 2025 annual budget, and is \$4,399,087 less than revenues at 8/30/2024. One major variance is that the Village received \$2,236,401 in FEMA reimbursements during last fiscal year. The Finance Director is currently collaborating with the Accounting Manager to bring the Village's reconciliations up to date.



Other Fund Revenues

	2025 Budgeted	FY 2025 Actual August	% to Budget	FY 2024 Actual August	Comparison 2025 to 2024
Capital Fund	4,057,600	-	0%	189,597	(189,597)
DUI Technology Fund	37,000	24,135	65%	26,604	(2,469)
Drug Control Fund	-	7,868	100%	5,540	2,328
TIF 7 - St. Charles Rd.	100,000	-	0%	-	-
TIF 6 - N. Ardmore / Vermont	143,672	49,693	35%	74,437	(24,744)
TIF 5 - Kenilworth	490,837	149,180	30%	174,489	(25,309)
TIF 4 - St. Charles Rd.	57,270	-	0%	21,505	(21,505)
TIF 3 - North Ave.	1,368,248	630,120	46%	520,075	110,045
MFT Fund	1,074,500	371,929	35%	734,556	(362,627)
Hotel / Motel Tax Fund	147,000	106,317	72%	118,189	(11,871)
NEDSRA Fund	276,000	129,162	47%	141,879	(12,717)
Recreation Fund	1,235,600	458,127	37%	1,022,769	(564,643)
Parks Fund	3,113,800	123,058	4%	1,094,316	(971,258)
Swimming Pool & Recreation Fund	1,196,700	55,773	5%	169,000	(113,227)
Debt Service Fund	5,463,050	1,998,270	37%	2,131,766	(133,495)
Street Improvement Fund	3,947,500	1,047,739	27%	1,575,268	(527,529)
Capital Projects Fund	2,382,700	982,764	41%	1,673,760	(690,995)
Stormwater Buyout Fund	2,454,600	571,593	23%	456,063	115,530
Water Fund	7,741,300	4,053,237	52%	4,637,941	(584,705)
Wastewater Fund	15,581,500	1,799,671	12%	1,715,087	84,585
TOTAL	50,868,877	12,558,636	25%	16,482,839	(3,924,204)



General Fund Expenses

	2025 Budgeted	FY 2025 Actual August	% to Budget	FY 2024 Actual August	Comparison 2025 to 2024
Public Affairs	720,095	256,767	36%	410,689	(153,921)
Manager	7,800	11,379	146%	1,769	9,610
Administration - Manager	579,600	476,437	82%	317,902	158,535
IT	699,350	605,631	87%	480,021	125,610
Finance	673,710	479,148	71%	423,842	55,305
Community Development	1,171,380	674,248	58%	555,324	118,923
Central Services	656,900	393,317	60%	434,779	(41,462)
Building & Grounds	430,550	265,631	62%	236,481	29,150
Commuter Parking Lot	51,600	20,554	40%	27,106	(6,552)
Garage	961,396	567,151	59%	436,676	130,475
Engineering	41,200	11,301	27%	14,794	(3,493)
Police - Administration	2,172,105	2,627,054	121%	2,725,529	(98,475)
Police - Records	664,296	479,957	72%	490,669	(10,712)
Police - Detectives	4,728,735	3,013,833	64%	2,827,588	186,245
Police - Patrol	738,169	735,712	100%	866,947	(131,235)
Fire - Administration	2,283,138	3,720,581	163%	3,444,095	276,487
Garbage	1,927,000	1,395,742	72%	1,059,971	335,772
Public Works - Administration	397,500	212,577	53%	231,121	(18,544)
Public Works - Traffic	202,000	150,248	74%	84,855	65,393
Public Works - Stormsewer	18,250	1,042	0.06	933.12	108.71
Public Works - Street Maintenance	202,500	99,543	49%	54,563	44,980
Public Works - Forestry	334,750	43,456	13%	41,606	1,851
Debt Payments	862,000	-	0%	552,859	(552,859)
Transfers	7,550,500	-	0%	1,387,000	(1,387,000)
Contractual	-	1,922	100%	-	1,922
TOTAL	28,074,524	16,243,234	58%	17,107,120	(863,886)

Please note that the three divisions within the Fire department have been consolidated into a single division. The Fire Department now encompasses Administration, Prevention & Protection, and Ambulance/Paramedic.



Other Fund Expenses

	2025 Budgeted	FY 2025 Actual August	% to Budget	FY 2024 Actual August	Comparison 2025 to 2024
Capital Fund	3,434,791	1,975,536	58%	9,199,341	(7,223,804)
DUI Technology Fund	36,000	16,641	46%	15,773	868
Drug Control Fund	-	800	100%	130	670
TIF 7 - St. Charles Rd.	-	12,455	100%	-	12,455
TIF 6 - N. Ardmore / Vermont	300,000	37,042	12%	53,905	(16,862)
TIF 5 - Kenilworth	701,500	45,239	6%	1,590	43,650
TIF 4 - St. Charles Rd.	10,000	9,512	95%	2,397	7,115
TIF 3 - North Ave.	4,221,500	2,900	0%	-	2,900
MFT Fund	1,097,500	103,125	9%	311,971	(208,846)
Hotel / Motel Tax Fund	120,200	-	0%	81,667	(81,667)
NEDSRA Fund	155,000	93,787	61%	175,266	(81,479)
Recreation Fund	1,599,923	1,041,546	65%	920,982	120,563
Parks Fund	2,915,950	1,678,719	58%	1,408,099	270,619
Swimming Pool & Recreation Fund	1,063,217	438,769	41%	154,212	284,558
Debt Service Fund	3,954,200	10,700	0%	662,975	(652,275)
Street Improvement Fund	11,460,430	2,402,226	21%	1,341,368	1,060,858
Capital Projects Fund	3,950,000	239,453	6%	-	239,453
Stormwater Buyout Fund	4,857,025	3,680,576	76%	63,063	3,617,513
Water Fund	7,824,353	3,914,807	50%	2,900,664	1,014,144
Wastewater Fund	11,756,513	1,231,519	10%	1,059,910	171,610
TOTAL	59,458,102	16,935,353	28%	18,353,311	(1,417,957)



Cash Flow Analysis by Fund

Fund	Unaudited Beginning Balance 1/1/2025	Total Revenues Thru 8/30/2025	Total Expenses Thru 8/30/2025	FY 2025 Cash Balance as of 8/30/2025
General Fund	\$ 16,593,891	\$ 16,111,053	\$ 16,243,234	\$ 16,461,710
Capital Fund	(16,985,601)	-	1,975,536	(18,961,137)
DUI Technology Fund	2,839	24,135	16,641	10,333
Drug Control Fund	17,996	7,868	800	25,064
TIF 7 - St. Charles Rd.	(10,700)	-	12,455	(23,155)
TIF 6 - N. Ardmore / Vermont	152,043	49,693	37,042	164,694
TIF 5 - Kenilworth	532,496	149,180	45,239	636,437
TIF 4 - St. Charles Rd.	(148,864)	-	9,512	(158,376)
TIF 3 - North Ave.	4,408,294	630,120	2,900	5,035,514
MFT Fund	(508,684)	371,929	103,125	(239,880)
Hotel / Motel Tax Fund	162,721	106,317	-	269,038
NEDSRA Fund	262,026	129,162	93,787	297,401
Recreation Fund	285,251	458,127	1,041,546	(298,168)
Parks Fund	(6,668,811)	123,058	1,678,719	(8,224,472)
Swimming Pool & Recreation Fund	81,532	55,773	438,769	(301,465)
Debt Service Fund	944,274	1,998,270	10,700	2,931,844
Street Improvement Fund	2,354,117	1047739.25	2,402,226	999,630
Capital Projects Fund	10,295,223	982,764	239,453	11,038,534
Equipment Replacement Fund	(1,530,888)	-	-	(1,530,888)
Land & Building Fund	7,157,946	-	-	7,157,946
Building Improvement Fund	(3,257,213)	-	-	(3,257,213)
Stormwater Buyout Fund	(379,624)	571,593	3,680,576	(3,488,607)
Water Fund	5,968,993	4,053,237	3,914,807	6,107,422
Wastewater Fund	1,879,425	1,799,671	1,231,519	2,447,577
TOTAL	\$ 21,608,682	\$ 28,669,689	\$ 33,178,587	\$ 17,099,784

\$2,236,401 will be reclassified from the General Fund to the Stormwater Buyout Fund for the reimbursement received from FEMA for the Jackson area pond project.

I have included \$1,206,251 as the remaining amount to be submitted to the Police Pension Fund for this fiscal year, which was not originally budgeted. This figure is based on the \$2,580,038 listed under property tax revenues allocated to the Police Pension Fund.

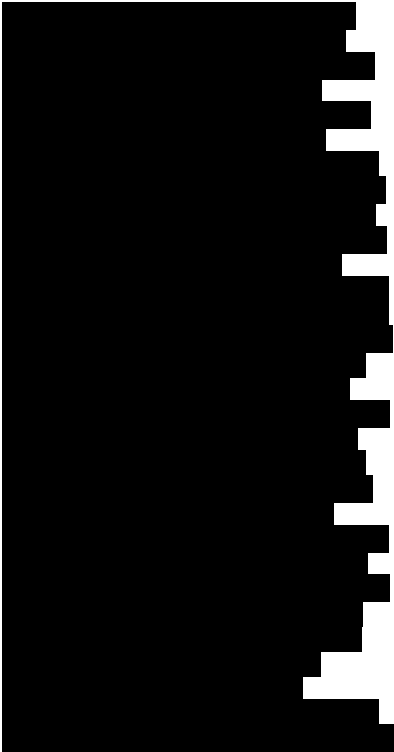
Report 01

Run Date: 09/19/2025 9:38 AM

Create Date	Days Open	Customer Full Name	Assigned Dept	Public Record Desired
8/25/2025	2.38	Mr Illinois Bodycam	Police Department	[REDACTED]
8/25/2025	1.33	Mauro Razcon Beltran	Police Department	VPPC2501501
8/25/2025	10.29		Police Department	[REDACTED] Requester Sincerely, Anonymous
8/25/2025	8.13	Trustee Cari Alfano	Village Manager	Chris Deckworth related FOIAs attached.
8/25/2025	2.75	General Manager Kevin Guaman	Police Department	[REDACTED]
8/25/2025	9.83		Police Department	[REDACTED]

Create Date	Days Open	Customer Full Name	Assigned Dept	Public Record Desired
8/26/2025	6.67	Mr Joseph Clark	Police Department	[REDACTED]
8/27/2025	0.08	Mrs Amanda Lawson	Police Department	[REDACTED]
8/27/2025	1.00	Research Analyst Anthony Wallk	Public Works	08/28/2025 (Post Dated) FOIA Request - Non-Commercial Request Village of Villa Park, IL - Highland Avenue Roadway Resurfacing Attention: FOIA Officer - Through the Village Portal Portal Link: https://villaparkil.mycusthelp.com/webapp/_rs/(S(uh2vdphze5unvf4hhazczdlj))/supporthome.aspx Regarding the Bid: "Highland Avenue Roadway Resurfacing" Bid Date: 08/28/2025 Pursuant to the provisions of the Freedom of Information Act, please consider this a request for inspection of the following records. We are requesting the following. • Copy of the Bid Results / Tabulation (AS READ) from the bid opening on 08/28/2025 @ 10 AM for the "Highland Avenue Roadway Resurfacing" • Projected Award Date with the Meeting agenda page link where this will be brought to the Board for Approval / Award. As a non-for- profit organization serving the public interest, we respectfully respect the waiver of any fees for copying the requested records. If there are any fees charged for photocopying

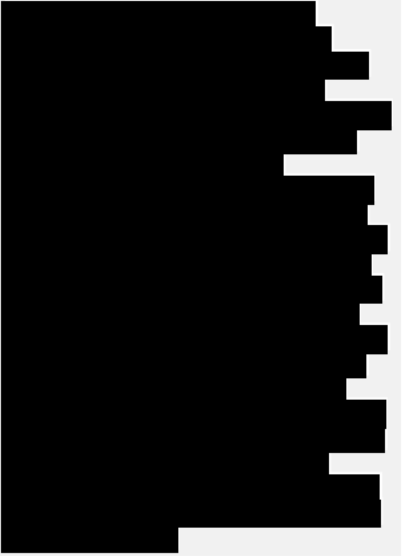
Create Date	Days Open	Customer Full Name	Assigned Dept	Public Record Desired
				the records, please let me know before you fill my request, or please supply the records without informing of the cost if fees do not exceed \$10.00, which I agree to pay. If you can send an electronic copy to (i.e., PDF) of the documents requested above that would be appreciated. My email is awallk@ldclmcc.com If any portion of this request is denied, please cite the specific exemption(s) that you believe allows for this denial and inform me of the appeal procedures available under the law. Also, please provide me with the name, title, and address of the person whom the appeal should be sent. Thank you very much for your time. If you have any questions, please Contact me. Sincerely, Anthony Wallk Research Analyst Chicago Laborers' District Council Labor-Management Cooperation Committee (LMCC) 630-688-8973 or Email: awallk@ldclmcc.com
8/27/2025	1.67	Resident Jami Walls	Police Department	[REDACTED]
8/27/2025	0.50	Resident Jami Walls	Police Department	[REDACTED]
8/27/2025	1.67	Resident Jami Walls	Police Department	[REDACTED]
8/28/2025	0.04	Delio Castillo Delia	Police Department	[REDACTED]

Create Date	Days Open	Customer Full Name	Assigned Dept	Public Record Desired
8/28/2025	7.96	Emily LeMarc	Police Department	
8/28/2025	9.38	Mr. Jorge Cordova	Village Manager	Hello. I'd like a list of all applications to the commissions, dates of those applications. As well as any correspondence from the village president to those applicants.

Create Date	Days Open	Customer Full Name	Assigned Dept	Public Record Desired
9/1/2025	5.63	Mr Chris Collins	Site Administrator	Hi, We are conducting research on solar activity in the U.S. and would like access to the following data for the date range (07/01/2025 to 08/31/2025): - Issued Residential and Commercial Solar (photovoltaic - PV) permits - Issued Residential and Commercial Energy Storage System permits The following are the important data points: • Permit number • Permit status • Permit address • Contractor • Issue date • Application date • Final / Completion date • Permit type • Sub-type • Valuation • Work description • Storage/Battery Manufacturer Name. If you do not have separate categories for solar or storage, please provide all building and electrical permits. Note that we do not need the original records nor need scanned copies - just the data that can be produced in excel or CSV format by the software used by your department to track permits and an email receipt is preferred. If possible, please provide the reports in CSV or excel format. Regards, and stay safe
9/1/2025	9.21	Mr David Mineer	Community Development	Hello, I am requesting copies of or a report of ALL issued building permits for Residential & Commercial properties from 8/1/2025 - 8/31/2025. Report to include (if available): Permit # & Issue Date, Site Addresses, Valuation of project, Description of Work, Contractor & Owner Information. Thanks!
9/1/2025	9.08	Citizen Dawson Stortenbecker	Community Development	I'm requesting a list of code violations for residential properties in Villa Park IL. Specific violations I'm looking for include tall grass/overgrown vegetation, trash/debris, and any violations relating to structural damage. I would like the addresses associated with the violations to be included as well as whether or not the violations were resolved. The date range of the records I am requesting are from July 18th, 2025, to September 1st, 2025.

Create Date	Days Open	Customer Full Name	Assigned Dept	Public Record Desired
9/1/2025	1.50	Mrs. Brynn Powers	Police Department	[REDACTED]
9/2/2025	1.21	William Alexander William Alexander	Police Department	[REDACTED]
9/2/2025	8.21	Manager Jessica Shaeffer	Community Development	Plat of Survey for 551 and 601 N Michigan Ave in Villa Park
9/2/2025	9.08	Workforce Development Michael Powers	Community Development	Attention FOIA Officer, Under the Freedom of Information Act, I am requesting copies of issued and/or applications for Building Permits, identifying contractors and subcontractors for any industrial, commercial and new residential construction work. The information requested shall specifically reference your records for the month of August 2025. The information requested can be faxed, emailed, or mailed to the address listed on this request; whichever is more convenient for you. This FOIA is for private use. If the required 5 day turnaround cannot be met, please contact me with your extension request. Thank you for your cooperation and public service,

Create Date	Days Open	Customer Full Name	Assigned Dept	Public Record Desired
9/2/2025	0.54	Ms Jennifer Vege	Police Department	[REDACTED]
9/3/2025	0.00		Site Administrator	
9/3/2025	12.25	Rolf Laukant	Site Administrator	Reference No: W013032-081525 "Describe the document(s) you are requesting: All documents, emails, texts, files, and electronic files concerning the names and address, of Rolf Laukant, Jean Hemzacek, Jean Laukant, and the address 531 S. Monterey," The response did not include court transcripts from the on site court reporter. Please include those in this request.
9/3/2025	2.00	LexisNexis	Police Department	[REDACTED]
9/3/2025	0.00	Case Manager Emina Dzaferi	Site Administrator	Good morning! I am requesting any police and fire calls/reports made for the following address: 238 W. Division St. Apt F, Villa Park, IL from 8/1/25 - current. Thank you!
9/3/2025	6.08	Mr bryant fields	Police Department	[REDACTED]

Create Date	Days Open	Customer Full Name	Assigned Dept	Public Record Desired
9/3/2025	2.08	N/A William Alexander	Police Department	
9/3/2025	7.92	Accutrend Data Corporation Accutrend Data Corporation	Community Development	Hello, I would like to request a listing of new businesses that filed in the Village of Villa Park for the month of August 2025. Information including: Business name, business address, contact name, business phone number, and date that the business was filed. (All contact info you're able to provide.) Thank you!
9/3/2025	5.92	Father Jeffrey Gallatin	Police Department	

Create Date	Days Open	Customer Full Name	Assigned Dept	Public Record Desired
9/3/2025	15.79	Attorney Jerica Feller	Community Development	Dear FOIA Officer: Pursuant to the Illinois Freedom of Information Act, I respectfully request copies of the following records: 1. All permits issued by you to, or naming as a contractor, True Builders LLC, d/b/a TRUE Design/Build; TRUE Commercial. 2. All permits issued by you to, or naming as a contractor, Christopher Krohe. 3. All permits issued by you to, or naming as a contractor, Krohvan, LLC. 4. I also request copies of applications, communications, supporting documentation, inspection reports, or approvals related to each permit. 5. The requested records should cover the period from January 1, 2020 to the present. I request that the records be provided in electronic format if available, and transmitted by email to jfeller@caputofirm.com. If any portion of this request is denied, please provide the statutory basis for the denial under FOIA and describe how the exemption applies. If portions of records are exempt, please redact only the exempt material and provide the remainder. I request a response within the timeframe mandated by FOIA (five business days). Thank you for your prompt attention to this matter.
9/4/2025	0.04	Amanda Deboy	Police Department	
9/5/2025	6.38	Mr Alex Millsap	Police Department	

Create Date	Days Open	Customer Full Name	Assigned Dept	Public Record Desired
9/5/2025	5.25	Designated Managing Broker/Owner Rachael Real	Community Development	Looking for all documents related to building permits issued for 355 N Lincoln Ave, Villa Park. Looking for documentation of permits issued for improvements done going back 30 years. Assisting a seller with their sale and need specific dates of improvements.
9/5/2025	3.96	Father Jeffrey Gallatin	Police Department	[REDACTED]
9/5/2025	12.83	Mr. Nathan Sherwood	Police Department	[REDACTED]
9/5/2025	2.67	Paralegal Maribel Rodriguez	Police Department	[REDACTED]

Create Date	Days Open	Customer Full Name	Assigned Dept	Public Record Desired
9/6/2025	3.00	Mr Jake St George	Police Department	[REDACTED]
9/6/2025	5.00	MR Ryan Homer	Village Manager	I am requesting an electronic copy (Excel or CSV preferred) of all open and active building and housing code violations, tax delinquent and water shut off within the Village of Villa Park within the last 6-12 months. (current issues, not past or anything that's been corrected) Please include the following fields if available: - Property address - Violation description/type
9/7/2025	2.17	Anonymous Anonymous Anonymous	Police Department	[REDACTED]
9/7/2025	8.25	Anonymous Anonymous Anonymous	Police Department	[REDACTED]

Create Date	Days Open	Customer Full Name	Assigned Dept	Public Record Desired
9/7/2025	12.13	Anonymous Anonymous Anonymous	Police Department	
9/7/2025	0.75	Attorney LYNETTE MCKENZIE	Site Administrator	I am representing the purchaser of 1S122 Stratford Lane, Villa Park, Illinois 60181. Can you please forward responsive information/documentation to the following: 1. Any open or closed building code violations; 2. Records of permits applied for, issued, or denied (including electrical, plumbing, HVAC, structural, or other work); 3. Zoning classification and any zoning variance applications or decisions; 4. Any open or expired inspections, stop work orders, or red tags; 5. Records of property maintenance complaints or enforcement actions; 6. Any environmental or water-related reports or citations; 7. Any pending or approved redevelopment, rezoning, historic restrictions, or city planning proposals impacting the Property or nearby area. 8. Any outstanding fines or fees including outstanding water bills

Create Date	Days Open	Customer Full Name	Assigned Dept	Public Record Desired
9/8/2025	3.17	Attorney Alicja M. Sroka	Community Development	Please provide record of all open violations/permits and outstanding balances, fees, etc. for the property 937 W. North Ave #C, Villa Park, IL 60181 OPIN# 06-05-201-081
9/8/2025	2.17	Real estate Broker Paul Shallcross	Community Development	Sewer repair permit. For 430 N. Lincoln Ave, Villa Park, IL For Repairs and scope of the work.
9/8/2025	8.67	Mr Alex Millsap	Police Department	[REDACTED]

Create Date	Days Open	Customer Full Name	Assigned Dept	Public Record Desired
9/15/2025	1.00	Research Specialist Jaime Harkness	Police Department	[REDACTED]
9/15/2025	0.96	Attorney at Law Joseph Storto	Police Department	[REDACTED]
9/15/2025	3.79	Attorney at Law Joseph Storto	Site Administrator	Any and all documents including but not limited to: accident reports, reports and/or EMS reports, and photographs and diagrams, if any, regarding injuries sustained by Katherine Mundle on 8/25/25 at 12:00 p.m. at the residence located at: 355 N. Lincoln, Villa Park, Illinois.
9/15/2025	3.00	Mr. Robert Johnson	Community Development	Completing a Phase I ESA at 332 E. Kenilworth Avenue. Seeking information concerning permits, inspections, USTs, ASTs, Hazardous Materials, Spills, Environmnetal Responses, Liens
9/15/2025	2.00	Mr. Robert Johnson	Community Development	Completing a Phase I ESA ar 332 E. Kenilworth Avenue. Seeking information concerning permits, inspections, USTs, ASTs, Hazardous Materials, Spills, Environmnetal Responses, Liens.
9/16/2025	0.38	Public Records Requester Amira Wael	Police Department	[REDACTED]

Create Date	Days Open	Customer Full Name	Assigned Dept	Public Record Desired
9/16/2025	0.75	NA NA NA	Police Department	[REDACTED]
9/16/2025	0.54	Mr Nicholas Meyer	Police Department	

Create Date	Days Open	Customer Full Name	Assigned Dept	Public Record Desired
9/16/2025	2.42	Mrs. Brynn Powers	Police Department	[REDACTED]
9/17/2025	0.13	Elena Del Carmen Canthon Reyes	Police Department	[REDACTED]
9/17/2025	1.17	Robert Divito	Police Department	[REDACTED]
9/17/2025	1.79	Ms. Natalie Neuman	Fire Department	For 343 through 427 N Ardmore (PINs 0603300006; 0603122016; 0603122001); and 400 through 418 N Beverly (PINs 0603122017; 0603122010; 0603122009; 0603122015; 0603122014; 0603122013; 0603122012); and 403 through 409 N Beverly (PINs 0603123007 & 0603123006): tank installation and removal records (underground and aboveground) including diagrams of locations, fire inspection records, hazardous materials records including Tier II reporting, fire responses using PFAS/PFOS treated foams or waters, violations, and ALL records available for sites. Note - tanks are/were most likely at 351 and 415 N Ardmore. If records are extensive, I can come in the office to review.
9/17/2025	1.79	Ms. Natalie Neuman	Community Development	For 343 through 427 N Ardmore (PINs 0603300006; 0603122016; 0603122001); and 400 through 418 N Beverly (PINs 0603122017; 0603122010; 0603122009; 0603122015; 0603122014; 0603122013; 0603122012); and 403 through 409 N Beverly (PINs 0603123007 & 0603123006): building/construction permits, demolition permits, violation notices, occupancy permits, tank installation and removal records (underground and aboveground) including diagrams of locations, and ALL records available for sites. If records are extensive, I can come into the office to review.

Create Date	Days Open	Customer Full Name	Assigned Dept	Public Record Desired
9/17/2025	1.71	Lien Seach Ricky Rhodes	Community Development	For the above-referenced property, could you please provide us with copies of the following (if they exist)?: 1. Any Open or closed code violations; 2. Permits that need to be closed out; and 3. Special Assessments or any open liens 4. Any unpaid Water/Sewer/Trash balance due good through 09/30/2025 for the below mentioned property File # 1013232 Add : 432 South Michigan Avenue Villa Park IL 60181 Parcel : 06-09-401-021
9/17/2025	1.71	Mr Clint Lenard	Police Department	[REDACTED]
9/18/2025	1.04	Dania Beltran	Police Department	[REDACTED]

Create Date	Days Open	Customer Full Name	Assigned Dept	Public Record Desired
9/18/2025	0.88	Mr. Nathan Sherwood	Police Department	[REDACTED]

Create Date	Days Open	Customer Full Name	Assigned Dept	Public Record Desired
9/19/2025	0.25	Incident reports Aaliyah Petito	Police Department	[REDACTED]
9/19/2025	0.13	Information Specialist Manager, Vice President Julie Morrow	Site Administrator	Ovaltine Court 1 Ovaltine Court; parcel: 06-10-212-018 Please provide copies of any open/unresolved zoning, building, and fire code violations; and from May 2023 to today any variances, rezoning ordinances, certificates of occupancy, and Site/Development plan changes to the density, height, use, parking, and setbacks for the referenced property. If there are fees and they exceed \$25.00 please contact. Ref# 183445-1



MEMORANDUM

TO: Village Board of Trustees

FROM:

DATE: September 22, 2025

SUBJECT: 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.

RECOMMENDED ACTION:

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.

BACKGROUND:

Last month, the Village Board approved an ordinance amending several towing fees, as well as changing some regulations surrounding vehicle tows. Upon further review, staff has determined additional fee changes are warranted regarding storage of towed vehicles. The current ordinance charges the same rates for storage regardless of vehicle size. This amendment would create three tiers, similar to the towing fees themselves.

DISCUSSION:

The existing storage rates in Section 19-309(5) would not change, but they will only apply now to light duty vehicles. Additional language and elevated fees were added for medium duty and heavy duty storage. "Light duty" refers to vehicles with up to a 12,000 Gross Vehicle Weight Rating (GVWR). "Medium duty" covers 12,000-39,999 GVWR, and "Heavy duty" applies to anything at or above 40,000 GVWR.

ORDINANCE NO. _____

**AN ORDINANCE OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY,
ILLINOIS, AMENDING ARTICLE III OF CHAPTER 19 OF THE VILLA PARK
MUNICIPAL CODE TO REGULATE FEES FOR STORAGE OF TOWED VEHICLES**

WHEREAS, the Village of Villa Park (the "Village") is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State of Illinois; and,

WHEREAS, the Village President and Board of Trustees of the Village of Villa Park (the "Corporate Authorities") have the power and authority to amend the Villa Park Municipal Code as deemed necessary and advisable to protect the health, safety, and welfare of the residents of the Village; and

WHEREAS, the Corporate Authorities find that it is in the best interest of the health, safety, and welfare of the residents of the Village to provide for the regulations herein specified.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1: The facts and statements contained in the preambles to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

Section 2: The Corporate Authorities find and determine that it is necessary and desirable to amend the Villa Park Municipal Code for the purpose set forth herein and that the adoption of this Ordinance is in the best interests of the Village.

Section 3: Section 19-309 ("Services") of Article III ("Motor Vehicle Tows") of Chapter 19 ("Police Department") of the Villa Park Municipal Code is hereby amended by deleting the following stricken language and adding the underlined language to read, as follows:

Ordinance No. _____

Sec. 19-309. - Services.

The following services must be provided by every tow operator:

* * *

(5) *Storage:*

a. Light duty

i. Per day\$50.00

~~b.~~ ii. ~~Light duty~~ a After hours release\$60.00

~~c.~~ iii. ~~Light duty~~ i Inside storage (per day)\$75.00

b. Medium duty

i. Per day\$85.00

ii. After hours release\$95.00

iii. Inside storage (per day)\$110.00

c. Heavy duty

i. Per day\$125.00

ii. After hours release\$135.00

iii. Inside storage (per day)\$150.00

d. For stolen vehicle recoveryNo Charge for the first 7 days

* * *

Section 4: That if any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 5: That all ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

[Intentionally Left Blank]

Ordinance No. _____

ADOPTED THIS _____ DAY OF _____, 2025, pursuant to a roll call vote
as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED this _____ day of _____, 2025

Kevin Patrick, President of the
Village of Villa Park, DuPage County, Illinois

ATTESTED and filed in my office,
this _____ day of _____, 2025

Rolf Laukant, Clerk of the Village
of Villa Park, DuPage County, Illinois



MEMORANDUM

TO: Village Board of Trustees

FROM:

DATE: September 22, 2025

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

RECOMMENDED ACTION:

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.

BACKGROUND:

The Village currently has one director overseeing both community development and economic development. Staff believes contracting with a company that specializes in economic development, rather than hiring another director-level position, would be the best use of Village resources at this time. Mallon and Associates, Inc. has a proven record of advising municipalities on economic development, specializing in market analysis and real estate negotiations. The company has established relationships with several large-scale businesses, and its managing partner previously the Director of Planning and Zoning for Lombard.

DISCUSSION:

As detailed in the proposal, Mallon and Associates, Inc. would tackle five primary objectives: (1) market analysis; (2) meeting with community stakeholders; (3) promote Villa Park at various events; (4) provide monthly updates on retail prospects; and (5) assist retailers and property owners to acquire incentives. The cost of the services will be \$7,000 per month, for a twelve-month period. If the company's time in a given month exceeds 20 hours worked, additional hours will be billed at \$350, as will additional services not listed in the proposal. The proposal includes summaries of several projects Mallon and Associates recently completed in other communities.

Resolution No. _____

**RESOLUTION OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY,
ILLINOIS, AUTHORIZING AND APPROVING AN AGREEMENT
WITH MALLON AND ASSOCIATES, INC. TO ASSIST WITH ECONOMIC
DEVELOPMENT**

WHEREAS, the Village of Villa Park (the “*Village*”) is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, Mallon and Associates, Inc. provides retail real estate development, brokerage, economic assistance, consulting, and property management services for public, private, and institutional clients throughout the United States; and

WHEREAS, the Village President and Board of Trustees of the Village (the “*Corporate Authorities*”) hereby find that it is in the best interest of the Village and its residents to hire Mallon and Associates, Inc. to assist the Village in economic development to bring and vet opportunities for the redevelopment of strategic and key retail and commercial properties within the Village.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Villa Park, DuPage County, State of Illinois, as follows:

Section 1: The facts and statements contained in the preamble clauses to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

Section 2: The Proposal by and between Mallon and Associates, Inc. and the Village of Villa Park (the “*Proposal*”), a copy of which is attached hereto and made a part hereof as Exhibit A, is hereby approved substantially in the form presented to the Board of Trustees of the Village, with any and all such changes, substantive or otherwise, as may be authorized by the Village Manager or Village Attorney, the execution thereof by the Village President to constitute the approval of the Corporate Authorities of any and all changes or revisions therein contained.

Section 3: The officials, officers, employees, and attorneys of the Village are hereby authorized to take such further actions as are necessary to carry out the intent and purpose of this Resolution and the Proposal.

Section 4: If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Resolution.

Resolution No. _____

Section 5: All ordinances, resolutions, motions, or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 6: This Resolution shall be in full force and effect immediately from and after its passage and approval according to law.

PASSED this ____ day of _____, 2025, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAINING: _____

Approved this ____ day of _____, 2025.

Kevin Patrick, Village President

Attest:

Rolf Laukant, Village Clerk

Resolution No. _____

EXHIBIT A

Proposal

MALLON AND ASSOCIATES, INC.

A REAL ESTATE AND DEVELOPMENT COMPANY

September 8, 2025

Michelle House, AICP
Director of Community & Economic Development
Village of Villa Park
11 W. Home Avenue
Villa Park, Illinois 60181

Dear Michelle:

Mallon and Associates, Inc. is pleased to submit the attached proposal to assist Villa Park in economic development to bring and vet opportunities for the redevelopment of strategic and key retail and commercial properties within the Village. The proposal addresses the needs discussed at our meeting on August 28, 2025.

Mallon and Associates, Inc. is uniquely qualified to undertake this assignment. We have extensive experience and knowledge in commercial development and economic assistance. We have been responsible for the development of over 5.2 million square feet of commercial throughout the Midwest. As Managing Partner, I have been on both sides of the development as the former Director of Planning and Zoning for Lombard to the Vice President of Real Estate for Jewel/Osco and Dominick's.

Our firm provides strategic real estate counsel to a variety of clients in all segments of the real estate industry. The company specializes in market analysis, competitive overview as well as the analysis and negotiations of real estate transactions. With over 40 years of experience **Mallon and Associates, Inc.** has provided a range of advisory, planning, development, and management services for public, private and institutional clients throughout the United States. The clients served have included Chicago, Glenview, Brookfield, Rolling Meadows, Lincolnshire, Mundelein, University Park, Roselle, Kohlberg Kravis Roberts & Co., Klaff Realty, LP, Equity International, H Mart, Ansonia Properties, LLC, Lexington Health Care, NewMark Merrill Companies, The Crown Group, ALDI, and Preservation of Affordable Housing. Background information on our firm and references are attached to this proposal.

105 Christina Circle, Wheaton, Illinois 60189

Phone: (630) 592.4154

Fax: (312) 662.6174

MALLON AND ASSOCIATES, INC.

A REAL ESTATE AND DEVELOPMENT COMPANY

I will serve as the primary contact person for this assignment and will be assisted by my team on the project. We are excited about working with your staff and other stakeholders on this project.

Please feel free to contact us for additional information or questions regarding our proposal. We look forward to meeting with you and your team.

Respectfully Submitted,

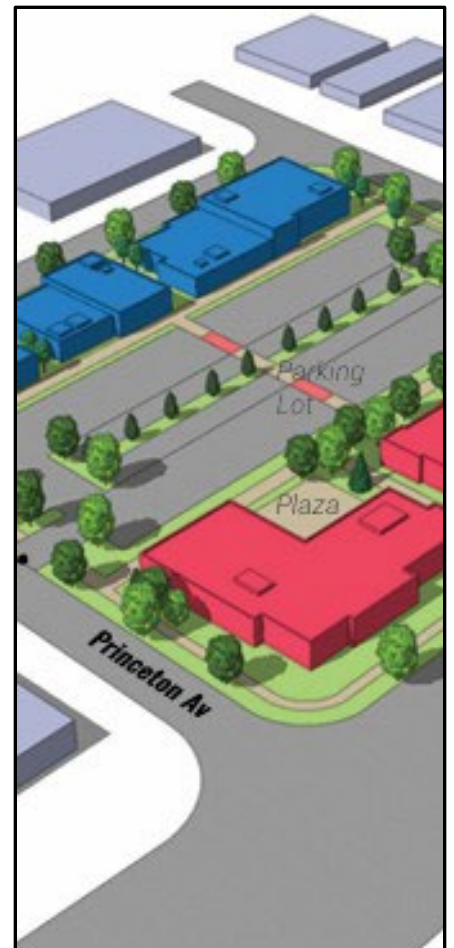
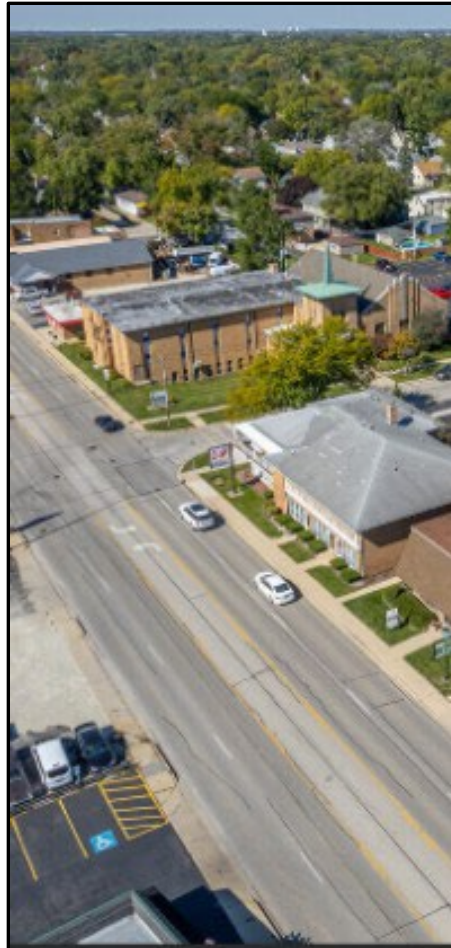
A handwritten signature in black ink, appearing to read "Michael Mallon". The signature is fluid and cursive, with a large initial "M" and "A".

Michael Mallon
Managing Partner
Att.

MALLON AND ASSOCIATES, INC.

A REAL ESTATE AND DEVELOPMENT COMPANY

Proposal and Statement of Qualifications Development Advisor/Consultant Village of Villa Park



September 8, 2025

105 Christina Circle, Wheaton, Illinois 60189

Phone: (630) 592.4154

Fax: (312) 662.6174

MALLON AND ASSOCIATES, INC.

A REAL ESTATE AND DEVELOPMENT COMPANY

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1. Experience and Qualification Statement
2. Project Approach
3. Biography
4. Project Schedule
5. Cost Proposal
6. Project Experience
7. References

MALLON AND ASSOCIATES, INC.

A REAL ESTATE AND DEVELOPMENT COMPANY

Experience and Qualification Statement

Mallon and Associates, Inc. provides retail real estate development, brokerage, economic assistance, consulting and property management with the highest level of quality, integrity, creativity and customer focus. **Mallon and Associates, Inc.** combines our market knowledge along with the retail experience and relationships of **Mallon and Associates, Inc.**

The firm which is based in Wheaton, Illinois, is able to serve clients and projects throughout the Midwest. **Mallon and Associates, Inc.** provides a wide variety of retail services to Corporate Clients, Municipalities, and Retailers.

Mallon and Associates, Inc.'s commitment to the success of our clients and developments is evident in any of our real estate endeavors. From the initial market analysis through the grand opening, our team works to ensure every step of the process is executed with skill and professionalism. The success of our projects stem from the strong relationships we have forged with our constituents – retailers, municipalities, architects, engineers, attorneys, contractors and others.

Mallon and Associates, Inc. understands that selecting the right site is only the first and perhaps the easiest part of building a successful retail development. Our team's diligence, hard work and attention to detail – combined with creativity and passion – result in successful retail venues that benefit retailers, shoppers and the community.

Mallon and Associates, Inc. has been involved in the analysis and development of over 5.2 million square feet of commercial space over the past forty years. The developments have included Jewel/Osco, Dominick's, DOM's Kitchen & Market, Kroger, Food 4less, ALDI, Hmart, Walmart, Meijer's, Food Lion, The Fresh Market, Strack and Van Til, Ultra, Leamington Foods, Fairplay Foods, Pete's Produce, Tony's Finer Foods, Caputa's, Whole Foods and Pick N'Save.

Project Approach

It is essential that a “First Step” involve the market analysis for Villa Park. The analysis will allow us to better understand the market potential and identify potential retail, restaurant, and experiential users and formats (prospects). Based on our experience the primary objectives of the assignment would be to:

- A) Assess the Villa Park Market to determine prospects that would be appropriate and/or successful given the overall demographics and competition.
- B) Meet and work with Community Stakeholders on identifying and attracting prospects to Villa Park.
- C) In addition to current staff efforts, provide adjunct promotion of Villa Park Sites at various Real Estate Events in conjunction with the Village such as including ICSC, CCIM, Lambda Alpha, and other real estate associations.
- D) Provide monthly retail updates on prospects and opportunities.
- E) Assist retailers and property owners with Village, County, and other incentive programs and financial assistance as necessary.

Approach to the Assignment

A solid understanding of Villa Park’s goals for key commercial and retail properties and the overall objectives for Redevelopment will form the foundation for this assignment. We will analyze the market to understand the viability and scope for various redevelopment sites. We will identify potential restaurants and contact them to determine their interest.

MALLON AND ASSOCIATES, INC.

A REAL ESTATE AND DEVELOPMENT COMPANY

Scope of Services

The following scope of services is subject to further discussions with the Villa Park staff to ensure common objectives and priorities.

- Provide “One Stop Shopping” assistance to Villa Park as an Advisor/Consultant to the Village during the length of the engagement.
- Meet with the Village staff and key stakeholders to understand the local and regional market and the history and nuances of key properties.
- Conduct an in-depth field analysis of Villa Park and the surrounding area, retail competition, and the area road network. One important result of this field research would be the definition of the relevant geographical trading area.
- Analyze the demographic characteristics and spending patterns of the population living within the estimated trading area.
- Based on our retail and restaurant industry expertise, we would develop recommendations concerning the appropriateness, or otherwise, of differing formats and concepts relevant for the property.
- Identify and contact various restaurants to determine their interest.
- Work with property owners and staff on marketing, retail recruitment and incentive / financial negotiations as appropriate.
- Provide monthly reports on assistance to Village staff updating and coordinating our work assignment.
- Assist the Village staff on evaluating financial assistance requests and client proformas.

MALLON AND ASSOCIATES, INC.

A REAL ESTATE AND DEVELOPMENT COMPANY

Biography



Mike Mallon has a diverse background in commercial real estate with over 40 years' experience in the Chicagoland market. He worked as the Director of Planning and Zoning for Lombard before he became Vice President of Retail at Draper and Kramer. He was the Vice President-Real Estate for the Midwest Region for American Stores (Jewel/Osco) and Safeway (Dominick's). In 2005, he founded Mallon and Associates, Inc., a real estate and development company. The company joined forces with Draper and Kramer in 2012. The privately held company provides a variety of retail services including development/redevelopment, leasing, property management and consulting. Mike has developed over 220 grocery/drug store projects throughout a twelve- state region. He is currently involved with providing real estate services for Heritage Grocers Group and Joong Boo Market along with several municipalities as a Development & Economic Advisor.

Mike is a certified CSM, CLS, and was awarded the first Certified Real Estate Executive (CRX) designation with the International Council of Shopping Centers (ICSC) and a CCIM with the Commercial Investment Real Estate Institute. He has served as the State of Illinois Retail Chair, Operation's Chair, and the State Director for ICSC. He has been active with the Illinois Chapter of CCIM for years and has held numerous leadership positions including Chapter President and Advisor. Mike is the former President of the Ely Chapter of Lambda Alpha International and an advisory board member at John Marshall Law School. He serves on the Harold E. Eisenberg Foundation as a mentor and speaker. Mike serves as an adjunct professor at the University of Illinois and is on the Illini Real Estate Network Board. He is a frequent speaker and contributor on the subject of Commercial Real Estate throughout Chicagoland. Mike is a graduate of Michigan State University and resides in Wheaton, IL.



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MALLON AND ASSOCIATES, INC.

A REAL ESTATE AND DEVELOPMENT COMPANY

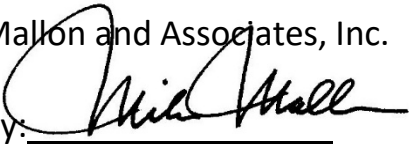
Cost Proposal

Mallon and Associates, Inc. will bill \$7,000 per month over a twelve-month period based on the scope of services as outlined above. This is based on twenty hours per month and additional time will be billed at our customary consultancy fee of \$350 per hour for Mike Mallon. The assignment will be limited to 12 months unless extended by either party.

Additional work outside of the proposal will be billed at our customary consultancy fee of \$350 per hour for Mike Mallon. Out-of-pocket expenses will be billed at 105%. Billing will be monthly for the time and expenses.

This agreement is not binding until the agreement has been signed by all parties.

Mallon and Associates, Inc.

By: 

Its: Managing Partner

Date: September 8, 2025

Accepted

By: _____

Its: _____

Date: _____

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Project Experience

**VILLAGE OF GLENVIEW
DEVELOPMENT AND ECONOMIC ADVISOR
GLENVIEW, ILLINOIS**



The Village of
Glenview

Project Year: 2022 – 2026

Project: Development Advisor and Business Recruitment Services

Mallon and Associates, Inc. was engaged by the Village of Glenview to provide Development Advisor and Business Recruitment Services for three commercial corridors (Waukegan, Willow and Milwaukee) and two districts (Downtown and The Glen Town Center, with a strong emphasis on Downtown Glenview.

Mallon and Associates, Inc., working through Glenview the Economic Development Strategic Plan and the Downtown Strategic Plan has identified retail gaps and needs in the Glenview market, consulted on redevelopment proposals and the implementation of spark sites, review proformas, and the recruitment of new businesses. **Mallon and Associates, Inc.** has been involved in the recruitment, review and approval of several downtown restaurants and mixed-use projects involving municipal financial assistance. The projects have included the new Ballyhoo Hospitality restaurant, The Jackman & Co., along the branch of the Chicago River.



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Project Experience

**VILLAGE OF WILLOWBROOK
DEVELOPMENT & BUSINESS ADVISOR
WILLOWBROOK, ILLINOIS**



Project Year: 2023 – 2025

Project: Development Advisor and Business Recruitment Services

Mallon and Associates, Inc. was engaged by the Village of Willowbrook to provide Development Advisor and Business Recruitment Services for the Village

Mallon and Associates, Inc. provides a comprehensive set of skills and acts as the Village's economic development advisor to facilitate complicated development programs, evaluate public/private partnerships, review proformas and successfully negotiate with retailers and property owners. In addition, **Mallon and Associates, Inc.** conducts market and demographic research, utilize wide-reaching business and retail connections to recruit new businesses to the Village.

Mallon and Associates, Inc was recently involved in keeping Binny's Beverage Depot in Willowbrook by relocating and expanding their store into the Willowbrook Town Center thru a municipal assistance grant.



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Project Experience

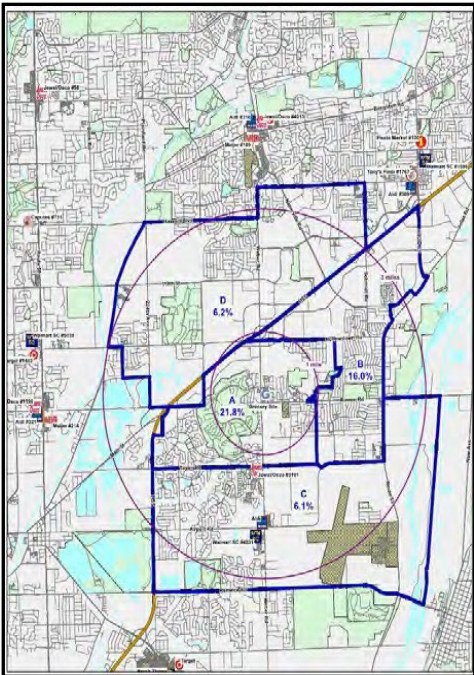
VILLAGE OF ROMEOVILLE
GROCERY FEASIBILITY STUDY
AND IMPLEMENTATION PLAN
ROMEOVILLE, ILLINOIS



Project Year: 2022 – 2024
Project Area: Weber Road & Route 53 Corridor
Project: Grocery Feasibility & Implementation Plan

Mallon and Associates, Inc. was engaged by the Village of Romeoville to assess the Romeoville market potential and identify grocery store users for the Weber Road and Route 53 corridor. The analysis included sales projections for differing store formats, sizes and operators. Several sites were identified and analyzed for the best potential grocery store sites.

Mallon and Associates, Inc. worked closely with the Village and the new owners of the Romeoville Towne Center to attract several grocers to the redevelopment project. The proposed redevelopment agreement provided for an extensive municipal financial package was developed which provided for a shared sales tax agreement with the grocer and assistance on traffic improvements to the Romeoville Town Center. Negotiations with a grocer for the Town Center and for the Route 53 corridor continue.



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Project Experience

VILLAGE OF BROOKFIELD
BROOKFIELD, ILLINOIS



Project Year: 2021 - 2023

Project Area: Congress Park and Seven Corners

Project: Grocery Feasibility & Implementation Plan

Mallon and Associates, Inc. was engaged by the Village of Brookfield to conduct a market analysis for a grocery store within the community. The analysis assessed the Brookfield market in order to determine what grocery store formats would be appropriate and successful given the overall demographics and competition. **Mallon and Associates, Inc.** evaluated the market and site potential for both the Congress Park Sub-Area and the Seven Corners Downtown Area. The analysis

included sales projections and sales transfers utilizing a computerized gravity model analysis of the competitive and demographic data. The final phase of the study includes identifying potential grocery store users and determining their interest in the potential sites.



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Project Experience

CITY OF HARVEY
HARVEY, ILLINOIS



Project Year: 2021 - 2023

Project Area: 159th & Wood – 147th & Halsted

Project: Grocery Feasibility & Implementation Plan

Mallon and Associates, Inc. was engaged by the City of Harvey to conduct a market analysis for a grocery store within the community. The analysis assessed the Harvey market in order to determine what grocery store formats would be appropriate and successful given the overall demographics and competition. **Mallon and Associates, Inc.** evaluated the market and site potential for both the former Aldi at 159th & Wood and the former Walgreens at 147th & Halsted. The analysis included sales projections and sales transfers utilizing a computerized gravity model analysis of the competitive and demographic data. The final phase of the study includes identifying potential grocery store users and determining their interest in the potential sites.



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Project Experience

**VILLAGE OF GLENVIEW
NWC WAUKEGAN AND GLENVIEW ROAD
GLENVIEW, ILLINOIS**



The Village of
Glenview

Project Year: 2008 - 2011

Parcel Size: 3.09 acres

Building Area: 35,904 sqft. with 102 parking spaces

Development Costs: \$6,500,000

Mallon and Associates, Inc. was hired by the Village of Glenview on several occasions to assist them regarding the former Dominick's Grocery Store at 1020 Waukegan Road, Glenview, Illinois. The assignments included consulting and advising the Village in its acquisition and negotiations with Safeway/Dominick's regarding their leasehold of the former operating store. The other assignments included an undertaking a Grocery Store Demand and Market Analysis for the former Grocery Store. The study analyzed the overall trade area and market potential for another grocery store on the village owned property. The report also identified potential food users and a strategy for securing them as potential tenants for a proposed redevelopment of the property. The property was developed for Heinen's Fine Foods Grocery store.



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Project Experience

**PRESERVATION OF AFFORDABLE HOUSING, INC.
61ST – 63RD STREET ALONG SOUTH COTTAGE GROVE
CHICAGO, ILLINOIS**



Project Year: 2009

Parcel Size: 25 acres

Building Area: 48,000 sqft. with 150 parking spaces

Development Costs: \$55,500,000

Mallon and Associates, Inc. were hired in early 2009 by Preservation of Affordable Housing, Inc. (POAH) to evaluate and guide the retail component for the redevelopment of the Grove Parc Plaza Apartments. Grove Parc is a 504 – unit Section 8 housing project in the Woodlawn Community located between 61st Street and 63rd Street along South Cottage Grove on Chicago’s Southside. The first study “Grove Parc Redevelopment Grocery Store Demand and Market Analysis” evaluated the market potential for a grocery store and identified potential grocery store users for the project.

After completion of the study, POAH commissioned MA to establish clear performance objectives for the overall retail leasing program for Grove Parc. The study resulted in the “Retail Leasing and Merchandizing Plan for the Grove Parc Redevelopment Site”. This plan was the next logical step toward redevelopment of Grove Parc that included sustainable, mixed use/mixed income development with new housing, retail space and community amenities. The redevelopment of Grove Parc will help to stimulate revitalization of the broader Woodlawn Neighborhood. The plan was divided into several sections that examine the Merchandising Strategy, Business Development, Design/Development Concepts and the overall Marketing of the Retail Plan. The plan provided parameters to assist POAH in evaluating the proposed redevelopment and identify issues/challenges moving forward.



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In August, 2011 the U.S. Department of Housing and Urban Development awarded the first ever 'Choice Neighborhoods Initiative' grant to POAH for their comprehensive and integrated development and revitalization plan for Grove Parc. The \$30.5 million grant has assisted POAH in leveraging the funds into \$272 million which will result in total development in the Woodlawn area over the next three years. The 'first phase' of the transformation plan is the demolition of the existing, distressed apartment complex with 100% preservation of affordability through 1-for-1 unit replacement onsite or nearby in mixed income setting. The next phase is the creation of Woodlawn Park, a healthier mixed-use, mixed income community featuring 420 'green housing units and 95,000 square feet of retail and community space along the South Cottage Grove Avenue corridor. The plan and the funding have allowed POAH to start the redevelopment efforts. The plan resulted in a new Jewel-Osco being developed on the northwest corner of 61st Street and Cottage Grove in 2019. This full service grocery store with drive-through pharmacy was the first grocery store in 40 years in the Woodlawn community.



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Project Experience

**VILLAGE OF MUNDELEIN
DOWNTOWN MUNDELEIN
MUNDELEIN, ILLINOIS**



Project Year: 2011-2012

Parcel Size: 17 acres

Development Costs: \$35,000,000

Mallon and Associates, Inc. and Farr and Associates recently teamed up to assist the Village of Mundelein on developing a Master Redevelopment Implementation Plan for 17 acres of Village-owned land within Mundelein's Downtown Area. The plan's goals were to:

- Y Create a vibrant, urban place.
- Y Increase residential density.
- Y Provide needed infrastructure.
- Y Generate TIF increment to fund future improvements.
- Y Attract new businesses and create employment opportunities.

The project was approved by the Village of Mundelein and has resulted with a Public/Private partnership with Westin Solutions to develop the new Village Hall and Westin Solutions relocating its Vernon Hill's office to the Downtown Area.



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Project Experience

**VILLAGE OF LINCOLNSHIRE
NWC MILWAUKEE & HALF DAY ROAD
LINCOLNSHIRE, ILLINOIS**



Project Year: 2011-2023

Parcel Size: 14 acres

Building Area: 45,000 sqft. with 270 parking spaces

Development Costs: \$21,500,000

Mallon and Associates, Inc. was hired by the Village of Lincolnshire to develop and market 14 acres of Village-owned land within Lincolnshire's Downtown TIF Area. The plan was to identify and negotiate with a full-service grocery store to anchor the proposed development. **Mallon and Associates, Inc.** working with the Village staff designed and built a shopping center to accommodate the proposed grocery store. After extensive marketing and negotiating The Fresh Market opened in 2013. **Mallon and Associates, Inc.** sold the Fresh Market to Inland Real Estate in 2013.

In 2014, the Village thru a RFP process named **Mallon and Associates, Inc.** as the developer of the remaining property and in 2019 developed a Culver's restaurant on the northern outparcel of Lincolnshire MarketPlace.



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Project Experience

DOM'S KITCHEN & MARKET
CHICAGO MARKET
CHICAGO, ILLINOIS



Project Year: 2021 - 2024

Mallon and Associates, Inc. was engaged by DOM's Kitchen & Market to work with their team on developing a Market Analysis and Strategic Plan for DOM's expansion for the Chicago Area. The analysis included interviews with Senior Management, market research and focus group findings, customer intercept surveys, foot traffic analytics, identifying customer characteristics, demographic, and geographic data to assess trade area viability, and surveying grocery competition. A Strategic Plan was developed that prioritized the trade areas and provided projected sales estimates and potential trade areas.

DOM's opened their first Kitchen & Market in June, 2021 in Lincoln Park. The first store was wildly received, and the Market Analysis and Strategic Plan will assist them in their evaluation of potential sites and their expansion in Chicago and beyond.



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A REAL ESTATE AND DEVELOPMENT COMPANY

References

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MEMORANDUM

TO: Village Board of Trustees

FROM:

DATE: September 22, 2025

SUBJECT: 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))

RECOMMENDED ACTION:

BACKGROUND:

DISCUSSION: