



Next Ord. No. 4511
Next Reso. No. 25080

VILLAGE OF VILLA PARK
Villa Park Recreation Center
320 E. Wildwood Ave
Villa Park, IL 60181

Special Meeting

Village Board of Trustees

November 24, 2025

7:00 PM

Village President Kevin Patrick
Village Clerk Rolf Laukant

Village Trustees Cari Alfano, Jorge Cordova, Tina Konstatos, Jack Kozar, Deepa Kumar, 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**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Public Hearing on 2026 Budget**
 - a. Vote to Open Public Hearing
 - b. Presentation
 - c. Public Comment
 - d. Vote to Close Public Hearing
- 5. Amendments to the Agenda**
- 6. Public Comments on Agenda Items**
- 7. Public Comments on Non-Agenda Items**
- 8. Proclamations**
- 9. Presentation**
 - a. F.U.N. Commission Halloween Decoration Awards
- 10. Appointment to Commission**
 - a. Appointment of Beverly Johnston as Commission Member of the Senior Concerns Commission for a term expiring on April 30, 2028.
- 11. Consent Agenda**

- a. Bill Listing for the week of November 3, 2025 in the amount of \$1,188,588.05 and the week of November 10, 2025 in the amount of \$469,921.35.
- b. Approval of the AMENDED Minutes of the Special Meeting of the Village Board of Trustees held on October 20, 2025.
- c. Approval of the Minutes of the Special Meeting of the Village Board of Trustees held on October 27, 2025.
- d. Approval of the Minutes of the Special Meeting of the Board of Trustees held on November 3, 2025.
- e. Approval of the Minutes of the Special Meeting of the Committee of the Whole held on November 10, 2025.
- f. Approval of the Minutes of the Special Meeting of the Village Board of Trustees held on November 10, 2025.
- g. An Ordinance Granting a Variation from Section 9.2.2. of the Zoning Ordinance for the Property Located at 427 N. Wisconsin Avenue.

This Ordinance approves Petition ZBA-25-11 for a Variation for fence height and style located at 427 N. Wisconsin Avenue per Exhibits A and B. The Zoning Board of Appeals unanimously recommended approval by a vote of 6-0.

- h. Resolution of the Village of Villa Park, DuPage County, Illinois, Approving Final Change Order Number 01 to the Contract with Mauro Sewer Construction, of Des Plaines, Illinois, for Construction of the Ridge Road Drainage Improvements for a Net Addition in the Amount of \$47,710.93

This Resolution authorizes the Village Manager to execute the change order in substantially the form attached hereto to the contract with Mauro Sewer Construction, Inc., of Des Plaines, Illinois. The Village has a contract with Mauro Sewer Construction, Inc., in the amount of \$399,771.00 for the construction of the Ridge Road Drainage Improvements. Proposed final Change Order Number 1 consists of the final balancing of contract quantities as measured in the field. The net amount of the proposed final Change Order Number 1 is an addition in the amount of \$47,710.93, for an adjusted contract amount of \$447,481.93. Staff recommends approval of this change order.

- i. Resolution of the Village of Villa Park, DuPage County, Illinois, Approving Final Change Order Number 01 to the Contract with Builders Paving, LLC, of Hillside, Illinois, for Construction of the Highland Avenue Resurfacing for a Net Deduction in the Amount of \$48,253.42

This Resolution authorizes the Village Manager to execute the change order in substantially the form attached hereto to the contract with Builders Paving, LLC, of Hillside, Illinois. The Village has a contract with Builders Paving, LLC, in the amount of \$510,885.00 for the construction of the Highland Avenue Resurfacing. Proposed final Change Order Number 1 consists of the final balancing of contract quantities as measured in the field. The net amount of the proposed final Change Order Number 1 is a deduction in the amount of \$48,253.42, for an adjusted contract amount of \$462,631.58. Staff recommends approval of this change order.

12. Staff Reports

- a. Illinois Gaming Report for Villa Park for Oct. 1 to Nov. 19, 2025
- b. Parks and Buildings Report
- c. FOIA Report for November 2025
- d. Monthly Financial Report October 2025

13. Ordinance for First Reading

- a. An Ordinance of the Village of Villa Park, DuPage County, Illinois, Amending Article XXII of Chapter 2 of the Villa Park Municipal Code to Create the Villa Fest Commission.

This Ordinance amends Article XXII of Chapter 2 to create the Villa Fest Commission. The commission will serve as an advisory body to the Village Board, responsible for the planning, coordination, and execution of Villa Park's community events, including Villa Fest. This is a first reading.

14. Ordinance for Second Reading

15. Ordinances

- a. An Ordinance authorizing and providing for the issuance of not to exceed \$15,000,000 General Obligation Bonds (Alternate Revenue Source), Series 2025B, of the Village of Villa Park, DuPage County, Illinois, for the purpose of paying or reimbursing certain redevelopment project costs in and for the St. Charles Road Commercial Corridor Redevelopment Project Area, pledging certain revenues of said Village, providing for the imposition of taxes to pay the same, authorizing the execution of various agreements in connection therewith and authorizing the sale of said Bonds to the purchaser thereof.

This Ordinance authorizes the issuance of up to \$15 million in general obligation bonds to support the redevelopment of 100-110 S. Villa Avenue (the "Union Project") within the St. Charles Road Commercial Corridor Redevelopment Project Area (TIF District). The Village previously agreed to issue these bonds as part of a redevelopment agreement with Marquette Real Estate Investments, LLC. Staff recommends approval.

16. Resolutions

- a. Resolution of the Village of Villa Park, DuPage County, Illinois, Authorizing the Village's 2026 Employee Health Insurance Program

Village staff has obtained, through a new insurance broker, competitive renewal quotes from Blue Cross Blue Shield Illinois for employee and retiree medical, dental, vision and life insurance effective January 1, 2026. Staff recommends approval.

17. Unfinished Business

18. New Business

19. Village Commission Reports

- a. Minutes of the Zoning Board of Appeals Meeting held on October 8th, 2025.

- b. Minutes of the F.U.N. Commission Meetings held on September 23, 2025 and on October 7, 2025.
- c. Minutes of the Garden Village Commission Meeting held on October 16, 2025.

20. Village Clerk's Report

21. Village Trustees' Report

22. Village President's Report

23. Village Manager's Report

24. Executive Session

- a. Pursuant to 5 ILCS 120/2(c)(2) Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.

25. 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.