

**VILLAGE OF VILLA PARK**  
**20 South Ardmore Avenue, Villa Park, Illinois 60181**

**June 27, 2016**

**COMMITTEE-OF-THE-WHOLE MINUTES**

**7:30 PM**

President Deborah Bullwinkel  
Village Clerk Hosanna Korynecky

Chris J. Aiello  
Albert Bulthuis  
Robert Wagner

Nick Cuzzone  
Donald Kase  
Robert Taglia

**MINUTES OF THE FORMAL MEETING HELD IN VILLAGE HALL BY THE PRESIDENT AND  
THE BOARD OF TRUSTEES OF THE VILLAGE OF VILLA PARK ON JUNE 27, 2016**

PRESENT: Trustees Aiello, Bulthuis, Cuzzone, Kase, Wagner and President Bullwinkel.  
ALSO PRESENT: Attorney Orr, Manager Keehner and Clerk Korynecky.  
ABSENT: Trustee Taglia.

Trustee Aiello arrived at 8 p.m.

1. Call to Order – Roll Call.

President Bullwinkel called the meeting to order and Clerk Korynecky called the roll.

2. Pledge of Allegiance.

President Bullwinkel led the Pledge of Allegiance and Trustee Wagner said the prayer.

3. Amendments of the Agenda.

4. Recognition of Lifeguard Katie Karcz by Parks and Recreation Director Greg Gola.

The Village would like to recognize first year lifeguard Katie Karcz for her quick thinking and actions which saved a 12-year-old boy's life at Jefferson Pool on opening weekend.

5. Consider an Ordinance of the Village of Villa Park, DuPage County, Illinois Authorizing the Sale by Public Auction of Personal Property Owned by the Village (Used Bicycles).

*Each year the Villa Park Police Department sponsors a public auction as a means to dispose of the Village's surplus personal property (Bicycles). It is proposed that the auction be held at the Villa Park Public Works building at 28 W. Home, beginning at 8:30 a.m. on Monday, July 4, 2016. An opportunity to view the surplus property will begin at 8:00 a.m. An Ordinance is required to authorize the auction/sale of the listed items.*

Consensus of the board was to advance this item to the formal.

6. Consider an Ordinance of the Village of Villa Park, DuPage County, Illinois Approving a Development Agreement between the Village and Aetna OL, LLC.

*Aetna OL, LLC is under contract to purchase the vacant Village owned property on the northeast corner of North Ave. and Harvard Ave. They propose to build a 20,000 sq. ft. retail building, however, due to unforeseen costs incurred with utility relocation they are requesting financial assistance. The Development Agreement proposes waving applicable permit fees and reimbursing the developer for costs incurred with the utility relocation through an annual sales tax rebate.*

Some discussion ensued. Consensus of the board was to advance this item to the formal.

7. Consider an Ordinance of the Village of Villa Park, DuPage County, Illinois Approving a Redevelopment Agreement between the Village and JAYDEV Brew, INC.

*The new owners of 126 S. Villa are investing approximately \$1,000,000 for a new sit down restaurant and micro-brewery. They are requesting financial assistance in the amount of \$20,000 for the unexpected cost of connecting to the main water line on Kenilworth, increasing the size of the water service line, and installing a water sprinkler line. Staff recommends entering into a redevelopment agreement with JAYDEV Brew, INC. to assist with the cost.*

Some discussion ensued. Consensus of the board was to advance this item to the formal.

8. Consider a Resolution of the Village of Villa Park, DuPage County, Illinois Approving Change Order #1 to the Contract between the Village and Chicagoland Paving Contractors, INC., for the 2016 Street Improvement Project in the amount of \$52,411.70.

*The Village has a contract with Chicagoland Paving Contractors, Inc., of Lake Zurich, Illinois, for the 2016 Street Improvement Project. Proposed Change Order #1 consists of additional quantities for the reconstruction of Village driveways located adjacent to Home Avenue. The net amount of this proposed Change Order #1 is an addition of \$52,411.70.*

Consensus of the board was to advance this item to the formal.

9. Consider a Resolution of the Village of Villa Park, DuPage County, Illinois Approving Change Order #2 to the Contract between the Village and Chicagoland Paving Contractors, INC., for the 2016 Street Improvement Project in the amount of \$68,293.97.

*The Village has a contract with Chicagoland Paving Contractors, Inc., of Lake Zurich, Illinois, for the 2016 Street Improvement Project. Proposed Change Order #2 consists of the addition and deduction of quantities as necessary to revise the scope of work on Home Avenue from Harvard Avenue to Ardmore Avenue from partial reconstruction and partial resurfacing to full reconstruction. The net amount of this proposed Change Order #2 is an addition of \$68,293.97.*

Consensus of the board was to advance this item to the formal.

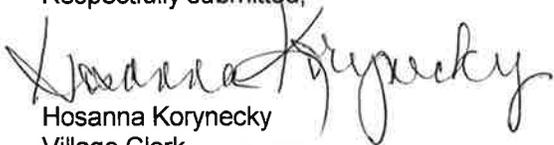
10. Consider a Resolution of the Village of Villa Park, DuPage County, Illinois Approving Change Order #1 (Final) to the Contract between the Village and Swallow Construction Corporation for the 2015 South Monterey Culvert Replacement Project for a reduction of \$2,059.56.

*The Village has a contract with Swallow Construction Corporation of Downers Grove, Illinois, for the 2015 South Monterey Culvert Replacement Project. Final change order #1 in the amount of \$2,059.56 is a deduction needed to balance final contract quantities and to close out the project.*

Consensus of the board was to advance this item to the formal.

11. Convene to Formal Agenda.

Respectfully submitted,



Hosanna Korynecky  
Village Clerk



**VILLAGE OF VILLA PARK**  
**20 S. Ardmore Avenue, Villa Park, IL 60181**

**June 27, 2016**

**FORMAL**

**MINUTES**

Meeting was called to order at 7:51 p.m.

1. Village President's Report.

President Bullwinkel asked for staff update on Village projects. Public Works Director Juskelis referred to notification from IDOT to shut down all State funded projects. He also provided updates on Ardmore streetscape, Park Boulevard, patching projects, 2016 street improvement projects and North Princeton reconstruction. President Bullwinkel said the Fire Department was awarded an Operations and Safety Grant by FEMA in the amount of \$189,564. Fire Chief Ron Rakosnik said the funds will be used for self contained breathing apparatus and a new air cascade system which fills the bottles. He also said the department recently received an IRMA grant for \$15,000. President Bullwinkel said Coffee with the Board is cancelled for July due to the holiday. She also reviewed the 4<sup>th</sup> of July parade route.

2. Public Comments on Agenda Items.  
There were no participants.

3. Amendments of the Agenda.

4. Consent Agenda:

- a. Bill Listing dated June 27, 2016 (1 of 2) in the amount of \$185,322.98.
- b. Bill Listing dated June 27, 2016 (2 of 2) in the amount of \$833,838.59.
- c. Minutes from the Village COW Meeting for June 13, 2016.
- d. Minutes from the Village Formal Board Meeting for June 13, 2016.
- e. First and Final Reading of an Ordinance of the Village of Villa Park, DuPage County, Illinois Authorizing the Sale by Public Auction of Personal Property Owned by the Village (Used Bicycles).  
*Each year the Villa Park Police Department sponsors a public auction as a means to dispose of the Village's surplus personal property (Bicycles). It is proposed that the auction be held at the Villa Park Public Works building at 28 W. Home, beginning at 8:30 a.m. on Monday, July 4, 2016. An opportunity to view the surplus property will begin at 8:00 a.m. An Ordinance is required to authorize the auction/sale of the listed items.*
- f. First and Final Reading of an Ordinance of the Village of Villa Park, DuPage County, Illinois Approving a Development Agreement between the Village and Aetna OL, LLC.  
*Aetna OL, LLC is under contract to purchase the vacant Village owned property on the northeast corner of North Ave. and Harvard Ave. They propose to build a 20,000 sq. ft. retail building, however, due to unforeseen costs incurred with utility relocation they are requesting financial assistance. The Development Agreement proposes waving applicable permit fees and reimbursing the developer for costs incurred with the utility relocation through an annual sales tax rebate.*
- g. First and Final Reading of an Ordinance of the Village of Villa Park, DuPage County, Illinois Approving a Redevelopment Agreement between the Village and JAYDEV Brew, INC.  
*The new owners of 126 S. Villa are investing approximately \$1,000,000 for a new sit down restaurant and micro-brewery. They are requesting financial assistance in the amount of \$20,000 for the unexpected cost of connecting to the main water line on Kenilworth, increasing the size of the water service line, and installing a water sprinkler line. Staff recommends entering into a redevelopment agreement with JAYDEV Brew, INC. to assist with the cost.*
- h. Resolution of the Village of Villa Park, DuPage County, Illinois Approving Change Order #1 to the Contract between the Village and Chicagoland Paving Contractors, INC., for the 2016 Street Improvement Project in the amount of \$52,411.70.  
*The Village has a contract with Chicagoland Paving Contractors, Inc., of Lake Zurich, Illinois, for the 2016 Street Improvement Project. Proposed Change Order #1 consists of additional quantities for the reconstruction of Village driveways located adjacent to Home Avenue. The net amount of this proposed Change Order #1 is an addition of \$52,411.70.*
- i. Resolution of the Village of Villa Park, DuPage County, Illinois Approving Change Order #2 to the Contract between the Village and Chicagoland Paving Contractors, INC., for the 2016 Street Improvement Project in the amount \$68,293.97.

*The Village has a contract with Chicagoland Paving Contractors, Inc., of Lake Zurich, Illinois, for the 2016 Street Improvement Project. Proposed Change Order #2 consists of the addition and deduction of quantities as necessary to revise the scope of work on Home Avenue from Harvard Avenue to Ardmore Avenue from partial reconstruction and partial resurfacing to full reconstruction. The net amount of this proposed Change Order #2 is an addition of \$68,293.97.*

j. Resolution of the Village of Villa Park, DuPage County, Illinois Change Order #1 (Final) to the Contract between the Village and Swallow Construction Corporation for the 2015 South Monterey Culvert Replacement Project for a reduction of \$2,059.56.

*The Village has a contract with Swallow Construction Corporation of Downers Grove, Illinois, for the 2015 South Monterey Culvert Replacement Project. Final change order #1 in the amount of \$2,059.56 is a deduction needed to balance final contract quantities and to close out the project.*

Motion to approve Consent Agenda was made by Trustee Wagner and seconded by Trustee Bulthuis. There were no questions, comments or discussion. Roll call vote tallied five (5) ayes made by Trustees Bulthuis, Cuzzone, Kase, Wagner and President Bullwinkel and one (1) nay by Trustee Aiello. Motion carried.

5. First Reading of an Ordinance of the Village of Villa Park, DuPage County, Illinois Annexing Territory to the Village (OS708 Villa Ave and OS705 Euclid Ave).

*The Village is seeking approval of a first reading of an annexation ordinance for OS708 Villa Avenue and OS705 Euclid Avenue. These two parcels are completely surrounded by the Village of Villa Park. This annexation also achieves a goal of the strategic plan to annex areas that are surrounded by the Village. Staff believes this annexation will improve emergency services for these parcels and recommends approval of the Annexation Ordinance. A second and final reading will occur on July 11, 2016.*

Motion to approve the ordinance was made by Trustee Cuzzone and seconded by Trustee Bulthuis. Trustee Bulthuis asked for clarification regarding connection fees. Attorney Orr provided the information. Roll call vote tallied six (6) ayes made by Trustees Bulthuis, Aiello, Kase, Cuzzone, Wagner and President Bullwinkel. There were no nays. Motion carried.

6. First Reading of an Ordinance of the Village of Villa Park, DuPage County, Illinois Annexing Territory to the Village (OS461 Ardmore).

*The Village is seeking approval of a first reading of an annexation ordinance for OS461 Ardmore Avenue. The two parcels associated with this address are completely surrounded by the Village of Villa Park. This annexation also achieves a goal of the strategic plan to annex areas that are surrounded by the Village. Staff believes this annexation will improve emergency services for this parcel and recommends approval of the Annexation Ordinance. A second and final reading will occur on July 11, 2016.*

Motion to approve the ordinance was made by Trustee Wagner and seconded by Trustee Kase. There were no questions, comments or discussion. Roll call vote tallied six (6) ayes made by Trustees Kase, Cuzzone, Wagner Aiello, Bulthuis and President Bullwinkel. There were no nays. Motion carried.

7. Public Comments on Non-Agenda Items.

There were no participants.

8. Village Clerk's Report.

Clerk Korynecky had no report or recommendations.

9. Village Trustee's Report.

Trustee Bulthuis informed residents that the Secretary of State's office at Eastgate Shopping Center has an air conditioning problem and is closed except for limited service, such as purchasing license plate stickers and handicap placards.

Trustee Kase had no report or recommendations.

Trustee Cuzzone had no report or recommendations.

Trustee Wagner congratulated Library employee Sean Birmingham for his recognition from the Lions Club and the Library for their successful Reading Program kick-off. He said the Historical Museum ice cream social on July 3 at 7 p.m. He requested amending section 15-301 of the Village code to eliminate milkweed from the list of noxious weeds. Community Director Grill said that, of the four specific types of milkweed, one is not good and suggested keeping that specific one on the noxious list. The board concurred. President Bullwinkel directed staff to move forward with amending section 15-301.

Trustee Aiello asked for an update on negotiations with District 45 regarding storm water detention and extension of the TOD overlay. Manager Keehner said District 45 has provided a letter in support of the overall drainage plan. He also said staff is in process of reviewing the TOD area. Director Juskelis provided additional street construction details.

10. Village Manager's Report.

Manager Keehner asked Police Chief Pavelchik to address the issue of 4<sup>th</sup> of July fireworks in the Village. Chief Pavelchik said the Police get overwhelmed by calls on the 4<sup>th</sup> of July but the Village ordinance does not state that fireworks are illegal. Manager Keehner informed residents about free summer meals for children under 18. For more information on meal sites, call 1-800-359-2163 or visit [summermealsillinois.org](http://summermealsillinois.org). He also said Public Works received sign-off from IDOT regarding the Village's MFT audit.

11. Village Attorney's Report.

No report.

12. Consider Executive Session:

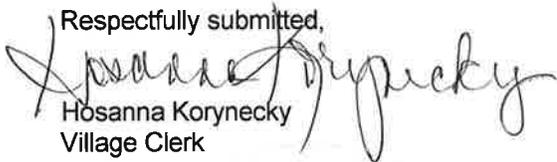
- a. 5ILCS 120/2 (c)(1) (personnel matters and collective bargaining).
- b. 5ILCS 120/2 (c)(5) (purchase or lease of property).
- c. 5ILCS 120/2 (c)(6) (sale or lease of property).
- d. 5ILCS 120/2 (c)(11) (pending litigation).
- e. 5ILCS 120/2 (c)(21) (discussion of closed session minutes).

Motion to consider Executive Session was made by Trustee Wagner and seconded by Trustee Aiello. There were no questions, comments or discussion. Roll call vote tallied six (6) ayes made by Trustees Cuzzone, Wagner, Aiello, Bulthuis, Kase and President Bullwinkel. There were no nays. Motion carried.

13. Adjournment.

Motion to adjourn was made by Trustee Bulthuis and seconded by Trustee Aiello. Voice vote passed with all ayes. Motion carried. Meeting adjourned at 9:40 p.m.

Respectfully submitted,

  
Hosanna Korynecky  
Village Clerk

