

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

**Minutes of the Regular Meeting of the Village President  
and the Board of Trustees**

**August 13, 2018**

**7:00 pm**

Village President Albert Bulthuis  
Village Clerk Hosanna Korynecky

Village Trustee Chris J. Aiello  
Village Trustee Nick Cuzzone  
Village Trustee Cheryl Tucker

Village Trustee David Cilella  
Village Trustee Donald Kase  
Village Trustee Robert Wagner

**MINUTES OF THE FORMAL MEETING HELD IN VILLAGE HALL BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF VILLA PARK ON AUGUST 13, 2018**

PRESENT: Trustees Cilella, Cuzzone, Kase, Tucker, Wagner and President Bulthuis.  
ALSO PRESENT: Attorney Binninger, Manager Keehner and Clerk Korynecky.  
ABSENT: Trustee Aiello.

1. Call to Order – Roll Call.  
President Bulthuis called the meeting to order and Clerk Korynecky called the roll.
2. Pledge of Allegiance.  
President Bulthuis led the Pledge of Allegiance and Trustee Wagner said the prayer.
3. Public Comments on Agenda Items.  
Resident James Nicholas referred to Item 6 and spoke in support of the ordinance revision for body art business. Residents Frank Milbratz, Ronald Hall, Santino Datoli and Oscar Hernandez spoke in support of the ordinance and their high regard for James Nicholas and his body art business.
4. Amendments to the Agenda.
5. Consent Agenda.
  - a. Minutes from the Board Meeting on July 23, 2018.
  - b. Bill Listing for the Weeks of July 23, July 30 and August 6, 2018 for a Total Amount of \$889,897.29.  
Motion to approve Consent Agenda was made by Trustee Cuzzone and seconded by Trustee Kase. Trustee Tucker asked about detailing for the Police cars. Police Deputy Chief Lyons explained the need for detailing. Roll call vote tallied six (6) ayes made by Trustees Wagner, Tucker, Cilella, Kase, Cuzzone and President Bulthuis. There were no nays. Motion carried.
6. First Reading of an Ordinance of the Village of Villa Park, DuPage County, Illinois, Clarifying the Requirements for Tattoo and Body Piercing Establishments.  
*A resident is seeking the ability to open a body art business and current out-of-date regulations in Village Code are preventing the resident from opening his business in Villa Park. As the State of Illinois revised its rules and regulations for the operation of tattoo and body piercing establishments almost a decade ago, an ordinance revision is necessary to keep the Village current with those regulations.*  
Some discussion ensued. Attorney Binninger provided information on the violation penalty fees. James Nicholas also responded to questions from the board.
7. First Reading of an Ordinance of the Village of Villa Park, DuPage County, Illinois, Amending the Licensing Regulations for Liquor Licenses Providing for Automatic Reduction in the Number of Licenses Upon Relinquishment by a Licensee or Revocation.  
*Currently, Village Municipal Code requires that the Village Board take action and modify the number of liquor licenses available any time a Licensee voluntarily or involuntarily relinquishes its liquor license. The Village desires to amend the code so that the number of liquor licenses available is automatically reduced upon notice from a Licensee that it is voluntarily relinquishing its liquor license or the license is otherwise revoked.*  
Some discussion ensued. Attorney Binninger provided clarification and additional information.

8. Second and Final Reading of an Ordinance of the Village of Villa Park, DuPage County, Illinois, Modifying Parking Restrictions Near North Elementary School.

*During morning student drop-off and afternoon student pick-up, buses have had difficulty entering and leaving the area around North Elementary School. As a result, staff at North Elementary School, along with representatives from the school bus company, have reached out to the village to discuss possible solutions to the traffic concerns. The proposed ordinance changes are the result of meetings between the school, the bus company, the Traffic and Safety Commission and the Village. To implement the changes an amendment to sections 14-105 (b): One way Streets; 14-203 (a) and (c): Same – Restrictions for School Days; 14-204 (b): Loading Zones; and 14-207: No Parking Zones is required.*

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

9. Ordinance of the Village of Villa Park, DuPage County, Illinois, Providing for the Issue of \$1,110,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2018C, of the Village of Villa Park, DuPage County, Illinois for the Purpose of Refunding All or a Portion of the Village's Outstanding General Obligation Bonds (Alternate Revenue Source), Series 2009A and Taxable General Obligation Bonds (Alternate Revenue Source), Series 2009B.

*In 2009, the Village issued two series of bonds relation to the North Avenue TIF that can now be refunded for savings due to lower interest rates. This ordinance will authorize the issuance of Alternate Revenue Bonds, Series 2018C, which will refinance the 2009A and 2009B bonds. Due to the nature of the bond market (and consistent with prior bond sales), the bonds will be priced on Monday, August 13. If rates are favorable as expected, a completed version of this ordinance will be distributed on Monday. This action is continuing the Village's strategy to address insufficient TIF 3 revenue and maintain level property tax supported debt payments.*

Motion to approve the ordinance was made by Trustee Cuzzone and seconded by Trustee Kase. Trustee Tucker asked how the issuance of bonds is determined. Finance Director Wachtel said there are several factors to consider including what would be the cost per year to the Village. Trustee Cuzzone asked if the North Avenue TIF is making money. Director Wachtel said there is a significant gap. Trustee Wagner asked about the next level bond rating. Director Wachtel said it would be AA+. Roll call vote tallied six (6) ayes made by Trustees Wagner, Cilella, Tucker, Cuzzone, Kase and President Bulthuis. There were no nays. Motion carried.

10. Resolution of the Village of Villa Park, DuPage County, Illinois, Approving a Purchase and Sale Agreement for 257-277 East North Avenue.

*The Village received an offer to purchase the 2.7 acres of surplus property at 257-277 E. North Avenue from Benderson Realty Development, Inc. for \$960,000. The developer plans to consolidate over 5 acres of land in the area to build a new Delta Sonic; a full service carwash and gas station. This new development would significantly improve the vacant and underutilized property along a prominent stretch of North Avenue.*

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

11. Resolution of the Village of Villa Park, DuPage County, Illinois, Approving Final Change Order Number One to the 2018 North Ardmere Avenue Retaining Wall project for an Addition in the Amount of \$14,798.85.

*The Village has a contract with Alliance Contractors, Inc., of Woodstock, Illinois, for the 2018 North Ardmere Avenue Retaining Wall Project. Proposed Final Change Order Number One consists of the final balancing of contract quantities as measured in the field. The net amount of the Final Change Order is an addition of \$14,798.85, for an adjusted final contract amount of \$106,236.92.*

Motion to approve the resolution was made by Trustee Cuzzone and seconded by Trustee Cilella. Trustee Tucker asked for additional information. Manager Keehner said a high pressure gas main had to be moved which increased the cost. Roll call vote tallied six (6) ayes made by Trustees Wagner, Tucker, Kase, Cuzzone, Cilella and President Bulthuis. There were no nays. Motion carried.

12. Resolution of the Village of Villa Park, DuPage County, Illinois, Authorizing the Submittal of an Application for Funding of the Jackson Pond Overflow Project Under the Community Development Block Grant – Disaster Recovery (CDBG-DR) Program and Authorizing a Representative to Sign an Agreement if Funding is Awarded. Staff wishes to proceed with construction of the first phase of the Jackson Pond Improvement Project. This project will consist of the construction of an overflow stormwater detention basin and an overflow channel on the Village-owned property downstream of Jackson Pond, as well as minor expansion of the existing Jackson Pond Detention Basin itself. Funding for a portion of the construction of the project has already been earmarked under the Community Development Block Grant – Disaster Recovery (CDBG-DR) Program. A resolution authorizing the

*submittal of an application and the subsequent signing of an agreement is required as a condition of the grant program. The estimated total cost of construction of this project is \$2,379,000. The Village expects to receive up to \$550,000 in grant funding for construction costs.*

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

13. Resolution of the Village of Villa Park, DuPage County, Illinois, Approving a License Agreement for a Portion of the Public Right-of-Way between the Village of Villa Park and the Owner of 955 North Ellsworth Avenue, Villa Park, Illinois.

*The property owner at 955 North Ellsworth Avenue wishes to install and maintain a walkway between the existing building and the curb in the right-of-way. A license agreement would be needed to grant the property owner permission to install and maintain the walkway. The property owner will assume all future maintenance of the walkway. The license agreement would be revocable in case the right-of-way is needed for a public purpose.*

Motion to approve the resolution 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 Cilella, Cuzzone, Tucker, Kase, Wagner and President Bulthuis. There were no nays. Motion carried.

14. Resolution Expressing Official Intent Regarding Certain Capital Expenditures for the Purchase of Equipment, Including Trucks, Mowers, Squad Cars, Fire Engines and Maintenance Vehicles, Park Building Renovation, Park Roof Replacement and Sewer Improvements, to be Reimbursed from Proceeds of an Obligation to be Issued by the Village of Villa Park, DuPage County, Illinois.

*In 2017, we refunded Debt Certificates with Alternate Revenue Bonds that will require rollover bonds to be issued each year using our non-home rule Debt Service Extension Base (DSEB). These rollover bonds provide dollars to be used for capital projects, debt payments, and we will be using a portion of the proceeds as an additional contribution to public safety pensions. This reimbursement resolution allows the Village to pay for certain budgeted capital projects before we issue the rollover bonds later this year.*

Motion to approve the resolution was made by Trustee Wagner and seconded by Trustee Kase. Trustee Tucker asked for clarification. Manager Keehner and Director Wachtel explained that the DSEB rollover is part of an overall strategy to level debt throughout the village as a result of the TIF 3 bond issue. Roll call vote tallied six (6) ayes made by Trustees Cilella, Cuzzone, Kase, Wagner, Tucker and President Bulthuis. There were no nays. Motion carried.

15. Resolution of the Village of Villa Park, DuPage County, Illinois, Accepting a Proposal to Purchase a 2019 Ford F-250 and a 2019 Ford Transit Cargo Van from Landmark Ford Inc., of Springfield, Illinois through the Illinois Central Management Service Joint Purchasing Program in the total amount of \$61,150.

*Staff has identified Parks, Buildings and Grounds vehicles number 258 and 249 for replacement. Vehicle 258 is a 1999 Ford F-250, which currently is used year-round for mowing and snow removal. Staff requests authorization to purchase a 2019 Ford F-250, regular cab, four wheel drive pickup truck with a Western 8' Pro Plus snowplow for its replacement. Vehicle 249 is a 1997 Chevrolet 1500 van, which is currently used by Parks staff to travel between village sites for maintenance. Staff hopes to replace Vehicle 249 with a 2019 Ford Transit Cargo Van. Both vehicles would be purchased via the State of Illinois Central Management Service (CMS) Joint Purchasing Program from Landmark Ford of Springfield, Illinois. The total price of the 2019 Ford F-250 is \$35,785, and the total price of the 2019 Ford Transit Van is \$25,365, for a total of \$61,150. Funds for the purchase of these vehicles have been budgeted in Equipment Fund/Capital Outlay account number 65.502.02.401.*

Motion to approve the resolution was made by Trustee Cuzzone and seconded by Trustee Kase. Trustee Wagner asked for clarification. Manager Keehner explained that the vehicle will be transporting personnel and equipment. Trustee Wagner asked about purchasing a hybrid vehicle. Manager Keehner said he is not aware of a hybrid vehicle in the purchasing program. Trustee Tucker asked about the number of staff in the cargo van. Manager Keehner said it would be one member of staff and equipment. Roll call vote tallied six (6) ayes made by Trustees Wagner, Tucker, Cilella, Cuzzone, Kase and President Bulthuis. There were no nays. Motion carried.

16. Resolution of the Village of Villa Park, DuPage County, Illinois, Approving the Purchase and Installation of a Replacement Emergency Generator at Fire Station 82 in an Amount Not to Exceed \$52,000.

*The Fire Department was awarded a FEMA Assistance to Firefighters Grant (AFG). A component of this grant is for the purchase and installation of a replacement emergency generator at Fire Station 82. The Village advertised for bids with one contractor submitting a proposal. Staff has therefore concluded that MEM Electric, Inc., of Villa Park, Illinois, be awarded the contract in an amount not to exceed \$52,000. Funds for this purchase are available in the Building Improvement Fund account number 67.502.02.401. Once the project has been completed and all*

expenses incurred by the Village, FEMA will issue reimbursement for the project in the amount of \$46,473, or 90% of costs.

Motion to approve the resolution was made by Trustee Wagner and seconded by Trustee Kase. Trustee Tucker asked for clarification. Manager Keehner said the grant is a 90/10 split but there are other components within the grant. Trustee Cuzzone asked if more than one bid is required by FEMA. Manager Keehner said no because the Village followed the procedure required by FEMA. Roll call vote tallied six (6) ayes made by Trustees Cuzzone, Tucker, Cilella, Kase, Wagner and President Bulthuis. There no nays. Motion carried.

17. Public Comments on Non-Agenda Items.

There were no participants.

18. Village Clerk's Report.

Clerk Korynecky had no report or recommendations.

19. Village Trustees' Report.

Trustee Cilella thanked the Police and Fire for the National Night Out and the Sidewalk Chalk Art events.

Trustee Cuzzone thanked Police Chief Lay for cooking hot dogs at the Sidewalk Chalk Art event.

Trustee Kase had no report or recommendations.

Trustee Tucker said the Parks and Recreation Advisory Board is meeting tomorrow, August 14, at 7 p.m. at Iowa Community Center.

Trustee Wagner said the Traffic and Safety Commission's meeting for tomorrow has been cancelled, the Cable Commission meeting is rescheduled to August 20 at 6 p.m. at Village Hall and the Environmental Concerns Commission will meet on August 23 at 7 p.m. at Village Hall. He reminded residents that the Library is open during construction. He said Love Your Neighbor Day on September 22 still needs volunteers. He also asked about the improvements at North Terrace Park. Parks and Recreation Director Gola provided an update.

20. Village President's Report.

President Bulthuis had no report or recommendations.

21. Village Manager's Report.

Manager Keehner reminded residents to be aware of the children as they go back to school this week. He also announced the concert at Cortesi Park on Thursday at 6:30 p.m.

22. Executive Session.

a. 5ILCS 120/2 (c)(1) (personnel matters.)

b. 5ILCS 120/2 (c)(2) (collective bargaining matters)

c. 5ILCS 120/2 (c)(5) (purchase or lease of property)

d. 5ILCS 120/2 (c)(6) (sale or lease of property)

e. 5ILCS 120/2 (c)(11) (pending litigation)

f. 5ILCS 120/2 (c)(21) (discussion of closed session minutes)

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

23. Adjournment.

Motion to adjourn was made by Trustee Cuzzone and seconded by Trustee Wagner. Voice vote passed with all ayes. Meeting adjourned at 8:40 p.m.

Respectfully submitted,



Hosanna Korynecky  
Village Clerk

