

VILLAGE OF WILLOWBROOK

State of the Village Address

Chamber Meeting - January 4, 2017



Mayor

Frank A. Trilla

Village Clerk

Leroy Hansen

Trustees

Sue Berglund

Umberto Davi

Terrence Kelly

Michael Mistele

Gayle Neal

Paul Oggerino



First Snowfall of 2016/17 in Willowbrook
(Photo courtesy of Trustee Berglund)

Areas of Major Accomplishments – 2016

- ✓ Master Facilities Plan/Space Needs
- ✓ Roadway Projects
- ✓ Economic Development
- ✓ Parks & Recreation
- ✓ Water System Improvements
- ✓ Hotel/Motel District
- ✓ Residential Development

Master Facilities Plan/Space Needs

Police Station Expansion & Renovation



- Base Construction Bid - \$2,706,000
- Upgraded Façade Alt. - \$278,000
- Vehicle Canopy Alt. - \$145,000
- Duty Locker Upgrade Alt. - \$23,000

Total Construction Cost - \$3,152,000

- Primary Funding: ARS/GO Bonds (at 2.66% interest) w/ over \$150,000 in police seizure money to contribute towards the project
- Construction began November 2016, to be completed August 2017









Roadway Projects

Resurfacing of Clarendon Hills Road

- 67th Street to the Village's north limits
- \$655,050 Project
- 75%, or \$491,290, funded by Federal STP Grant



Roadway Projects

67th St. & CHRD. Intersection Improvement Project

- Southbound left turn lane addition to improve traffic flow during peak times
- \$108,820 Project
- 78%, or \$85,500, funded through developer contribution



Roadway Projects

2016 Motor Fuel Tax (MFT) Funded Roadway Maintenance Program

- Resurfacing of 1.5 miles of roads located in the southwest quadrant of town
- Crack-Sealing
- Full Depth Patching
- Replacement of worn pavement markings
- \$287,640 Project, funded entirely by MFT proceeds received from the state

Economic Development

Creation of a New Business District at Illinois Route 83 (Kingery Highway) and Plainfield Road

- Business District limits include the Willowbrook Town Center Shopping Center, the Pete's Fresh Market Site, the former Willowbrook Bowl site, the current TCF Bank, and adjacent rights-of-ways
- 1% sales tax increase (from 7% to 8%)
- The increment collected will be deposited into a separate Village Business District Fund
- Money can be used for improvements within the District, or as an economic development tool to attract new businesses and prompt redevelopment

Economic Development

The Pete's Fresh Market Development (former K-Mart Store Site) Received Final Approval on December 19, 2016

- PUD consists of a mixed-use development including PFM, Ulta, Stein Mart, Lumes Restaurant, Firehouse Subs, and other retail tenants
- Significant traffic improvements to both Kingery Highway and Plainfield Road, including lane additions and a new signalized entrance intersection
- Construction to continue in Spring of 2017
- Targeted substantial completion by end of 2017

Parks & Recreation

Second Annual 5K Fun Run – The “Willowbrook Spring Fling”

- Took Place on Sunday, May 1, 2016
- Chicago Area Runners Association (CARA) Certified Run
- 152 runners registered, which was an increase over last year's 74 registrants
- Race finishers for the event were up over 140% over last year
- There were 42 total sponsors that raised approximately \$10,000 (42% increase) for the event
- \$5,000 was raised for charities and donated to the COTA and the Gower School PTO



Parks & Recreation

Transitioned to an Organic Based Turf Management Program for Parks and Village Right-of-Way Properties

- Previous program was chemical based applications of herbicide, pesticide, and fertilizer applications
- Local citizen requested that consideration be given to moving away from chemical applications
- New organic program was implemented for the 2016 turf management season

Parks & Recreation

Re-development of Lake Hinsdale Park

- Planned renovation project as recommended within the Parks & Recreation 5-Year Master Plan
- \$76,250 Project
- \$60,000 of which was funded through an Illinois Department of Commerce and Economic Opportunity (DCEO) Grant
- \$10,000 of which was funded through a ComEd Green Region Grant
- Renovation work began in November 2016 and was substantially completed before winter (waiting on the installation of the playground and shelter)



Water System Improvements

Complete Re-Coating of the Village's 3 MG Standpipe Water Tank

- The 2nd of three (3) tanks to be rehabilitated
- \$931,460 Project
- Funded through a low-interest loan received from the IEPA State Revolving Fund (SRF) Program – 1.86% interest rate
- Taking on debt for this project was preferred over raising water rates and funding the improvement from the Water Fund
- Project began in May 2016 and was completed in November 2016. Tank is now back in service



Before

After



Hotel/Motel District

Started a Trolley Shuttle Service to Provide Transportation for Hotel Guests to Restaurant and Retail Areas in Town

- Pilot program included three (3) hotels – EconoLodge, La Quinta, and Red Roof Inn
- Weekends – Friday evening through Sunday evening
- Kicked-off July 1st and ended September 11, 2016
- Eight (8) trolley stops around town including hotels, restaurants, shopping centers, etc.



Residential Development

Carrington Club by Pulte – 29 single-family home subdivision under development on the former Arabian Knights Horse Farm site

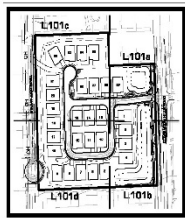
- 10 acre “cluster home” development (i.e., homes are ten feet apart)
- Home prices range from \$600,000 to \$800,000, depending on chosen design options
- First model is under construction now

PLANT MATERIAL LEGEND: (Sheets L100 Only)

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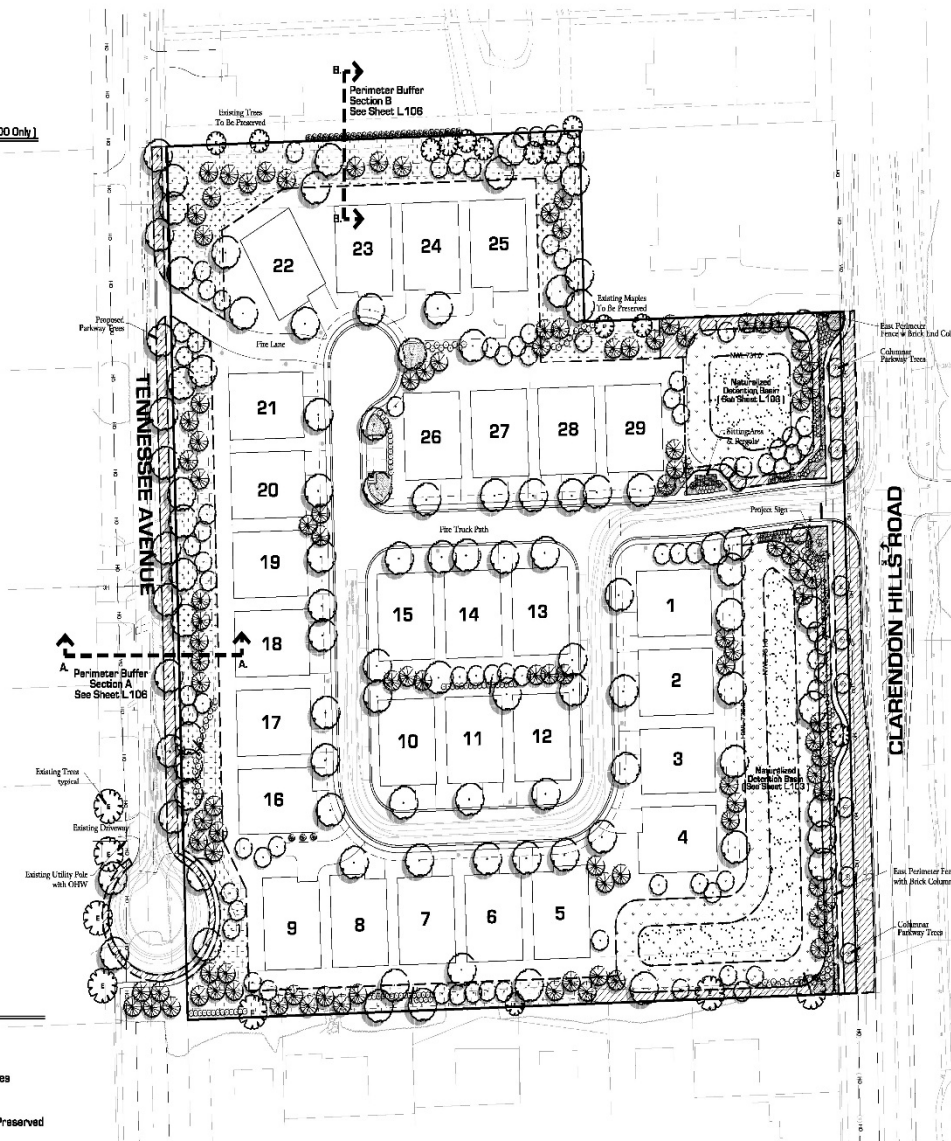


Sheet Key:



Notes:

- See Sheet L102 for a Final Plant Material List
- See Sheet L104 for Typical House Landscape Plans
- See Sheet L102 for Planting Details and Construction Notes
- See Sheet L103 for Turf Establishment Limits
- See Sheet TS100 for an Inventory of Existing Trees to be Preserved



Land Planning
Landscape Architecture
Environmental Site Design

400 WASHINGTON ST., SUITE 200, CHICAGO, IL 60601 • PHONE: 312.555.1000 • FAX: 312.555.1001

project:

**Carrington
Club**

Willowbrook, Illinois

sheet description:

**Final
Overall Landscape
Plan**

owner:



0 20 40 60 80 100 140
scale: 1" = 400'

north:



revisions:

original issue date: 17 May 2016

drawn by:

checked by:

project no.: 25036

sheet no.:

L100

DESIGNED BY: J. ALLEN/STUDIO, LANDSCAPE ARCHITECT







BOURGES - 1

ILLUSTRATIVE ELEVATION



LYON - 2

ILLUSTRATIVE ELEVATION



BELFORT - 1

ILLUSTRATIVE ELEVATION



BELFORT - 3

ILLUSTRATIVE ELEVATION

VILLAGE FINANCE AWARDS

- **GFOA Distinguished Budget Presentation Award (FY 15/16)**

- Village's 14th consecutive award



- **GFOA Excellence in Financial Reporting (CAFR) Award (FY 14/15)**

- Village's 27th consecutive award



Village also Maintained S&P AAA Rating

Looking Forward to 2017....

✓ **Completion of Police Department Renovation**

- Moving Personnel back in – Fall
- Consider the design for the 3rd Building in the Municipal Campus – Community Resource Center (CRC) and Council Chambers

✓ **Rehabilitation of 500,000 gallon Village Hall Water Tank**

- Last of three (3) Village Tanks to complete
- Public Bid – January 2017
- Planned start in May '17, complete by Sept. '17

✓ **Route 83 Corridor Study - Update**

- Study last completed in 1991
- In anticipation of eventual widening of Kingery

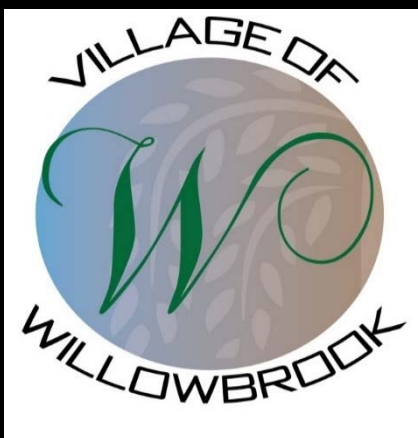
Looking Forward to 2017....(con't)

✓ **Kingery & 63rd Street Streetlighting Project**

- Intersection and approach lighting improvement
- Forty-six (46) new streetlights located along all four (4) legs of the intersection.
- \$588,400 Total Project
- 62%, or \$365,200, Fed. STP Grant award

✓ **Willow Pond Park Renovation Project**

- \$800,000 Project
- \$400,000 State OSLAD Grant award (suspended for 18 months. Released on Aug. 15, 2016)
- Planned start in May 2017, complete by August 2017



On behalf of myself and the Village Board, we thank you for the opportunity to speak today and for your continued support.

**Willowbrook / Burr Ridge
Chamber of Commerce and Industry**

WILLOWBROOK STATE OF THE VILLAGE ADDRESS

Mayor Frank A. Trilla

January 4, 2017

Slide Number

↓

1) Thanks to the chamber board and all members for allowing me this opportunity to share the state of the Village of Willowbrook today.

2) First, once again, I would like to recognize the current Village Board for the Village of Willowbrook. I'm fortunate to have a Board that has been extremely supportive and thoroughly involved in all aspects of the Village. We have three (3) trustee seats open for this coming election, and four (4) candidates running, three (3) of which are incumbents. The position of Mayor and Village Clerk are also up for election. Both incumbents are running unopposed.

- 3) We've had a very busy year, and I'd like to highlight some of our major accomplishments. These are the general areas which I'll be talking about.
- 4) Probably our largest project, currently underway, is an expansion and renovation of our current police station building. After a prolonged design phase, we finally went out to bid this past Fall. The base bid came in at just over \$2.7 M, but the Village Board also agreed to include three (3) bid alternates that were part of the bid package – Therefore, the total cost of the project will be about \$3.15 M. Construction began in November and is to be completed by August of this year.
- 5) This top picture is what the building used to look like. The bottom image is the architect's rendering of what it'll look like when completed.
- 6) Here are some construction photos taken last week.

7) This is the front – facing Quincy Street.

8) Here's the addition being built.

9) Roadway Projects – we completed three (3) primary roadway projects this past year. The first was a resurfacing of Clarendon Hills Road. This was about a \$650,000 project that we received an approximate \$500,000 grant to complete.

10) The second was an intersection safety improvement project at Clarendon Hills Road & 67th Street. We added a southbound left turn lane to improve traffic flow during peak times. This project was about \$110,000 of which \$85,500 was paid through a developer contribution.

11) And the third was our annual Roadway Maintenance Program. In this year's program, we resurfaced about 1½ miles of Village roadways, along with some patching, crack-sealing, and replacement of worn pavement markings throughout town.

This year's program cost just under \$300,000 and was funded entirely through MFT proceeds received from the state.

12) In the area of Economic Development, we created a new Business District last year at Kingery & Plainfield Road. The limits of this new district include the Willowbrook Town Center, Pete's Fresh Market site, the former Willowbrook Bowl site, and the current TCF Bank. The sales tax rate within this new business district will be 8% instead of 7%, which is still lower than the sales tax rate of many surrounding towns. The increment collected will be deposited into a separate Village fund and can be used as an economic development tool to complete improvements or attract new businesses.

13) Here's a map exhibit of the limits of this new business district. It became effective on January 1, 2017.

14) In other development news, on December 19, 2016, the Pete's Fresh Market project received final Board approval. The Planned Unit Development will consist of mixed-use retail

including a Pete's Fresh Market grocer, Stein Mart, Ulta, a Lumes Restaurant, Firehouse Subs, and other retail tenants. Construction on the anchor building has already started and site improvements will begin this Spring with a targeted substantial completion by the end of this coming year.

- 15) In our parks & recreation department we held the second annual Willowbrook Spring Fling 5K run, which showed a large increase in participation and raised \$5,000 for charity
- 16) Here are some of the photos. This year's event was also expanded to include a petting zoo for the kids and other games and attractions.
- 17) We completed a "green" project by transitioning from a chemical based turf management program to an organic based program.
- 18) We also completed another renovation of one of our park sites – Lake Hinsdale Park. This was about a \$76,000 project

funded almost entirely through grants we received. A \$60,000 grant from the Illinois DCEO, and a \$10,000 grant from ComEd.

19) Here is a photo of the nearly completed renovations. We're still waiting for the playground and shelter structure to be installed.

20) We completed a fairly large water improvement project – a complete blasting and re-coating of our 3-million-gallon standpipe water tank. This was about a \$930,000 project that was funded through a low-interest loan we received from the Illinois Environmental Protection Agency. The Village Board agreed to take on debt to complete this project rather than raising water rates and funding it through the Village Water Fund. The project began in May and was completed in November. The tank is now back in service and should not need another re-coating for 25 years.

21) Here's a before and after picture.

22) For our hotel guests, we started a trolley shuttle service to provide transportation to and from restaurant and retail areas in town. This was a concept that Trustee Neal helped make a reality. The trolley ran on weekends only – Friday evening thru Sunday evening, from July to September. There were 8 trolley stops throughout town. The Hotel/Motel Tax Advisory Committee is currently reviewing ridership numbers to determine whether the program is cost effective, as it's funded through the Hotel/Motel Tax Fund.

23) Here's an image of the actual trolley that was used on most occasions.

24) We had a fairly large, for us, residential development that was approved last year. Pulte Homes purchased the Arabian Knights Horse Farm property along Clarendon Hills Road and received approval to construct 29 detached single-family "cluster homes". These homes are ten feet apart from each other and represent a step-up from typical attached

townhomes. Home prices range from \$600,000 to \$800,000 depending on the design options chosen. The first model home is currently under construction.

25) Here's the site plan. A lot of landscaping....

26) Here are some pictures of the infrastructure going in.

27) One of the stormwater detention basins.....

28) Here are some of the exterior elevations of the homes....

29) Before I move on to what's on the horizon for next year, I

want to briefly mention two (2) finance awards that we continue to receive from the Government Finance Officers Association (GFOA). We received our 14th consecutive

Distinguished Budget Presentation Award for FY 2015/16, and

our 27th consecutive **Excellence in Financial Reporting Award**

for FY 2014/15. We also maintained our AAA rating through

Standard & Poor's.

30) Okay, looking forward to larger projects in 2017,

We plan on completing the current renovation of our police station, and moving our police personnel back into the building. We also want to rehabilitate our third and last water tank, which is located within our municipal campus. We're going out to bid on that project this month, and hope to have it completed around the time the police station is complete.

We also plan on completing an update of our 1991 Route 83 Corridor Study. This study was first completed in anticipation of the eventual widening of Kingery Highway through town. When that widening project is completed, someday, we want to ensure that our design priorities for the project are taken into consideration by IDOT.

31) We intend to install both intersection and approach lighting at Kingery & 63rd Street. Although this intersection is owned by IDOT and DuPage County, we believe it is a dark intersection that

is in need of lighting. When I first ran for mayor, this was one of my initial campaign priorities. It will be about a \$600,000 project, which will be partially funded through a Federal STP grant we received last year. When complete this Fall, this improvement will transform the area and greatly improve vehicle and pedestrian safety.

In the Spring of 2015 we had intended on completing an \$800,000 renovation of Willow Pond Park. Half of the funding for this project was obtained from a state OSLAD grant that we received. However, before we could award a construction contract, the new incoming state governor suspended all OSLAD grants, so the project was halted. On August 15th of last year, we received notification that the grant was released. So, it is now our intent to begin this project in May of 2017, and it should be complete by August. The renovation will include new playgrounds, shelters, a permanent restroom, and a new water splash pad for those hot summer days.

32) On behalf of the Village, I would like to thank you for the opportunity to speak today, and for your continued support. I'm proud of the accomplishments we've made this year, and we'll continue to do good things in the coming year. I'm very thankful to the Board of Trustees and the community for the support they've given me. I'm always available to hear your comments and I promise to respond to all inquiries to continue to make Willowbrook a great place to live, work and shop. Remember --
- shop Willowbrook first!