

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, JANUARY 23, 2017 AT THE BURR RIDGE POLICE DEPARTMENT, TRAINING ROOM, 7700 COUNTY LINE ROAD, VILLAGE OF BURR RIDGE, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

The meeting was called to order at the hour of 6:30 p.m. by Mayor Frank Trilla.

2. ROLL CALL

Those present at roll call were Mayor Frank Trilla, Village Clerk Leroy Hansen, Trustees Sue Berglund, Umberto Davi, Terrence Kelly, Michael Mistele, Gayle Neal, and Paul Oggerino.

ABSENT: None

Also present were Village Attorney Thomas Bastian, Village Administrator Timothy Halik, Chief Mark Shelton, Director of Finance Carrie Dittman, Assistant to the Village Administrator Garrett Hummel, Deputy Clerk Cindy Stuchl, Planning Consultant Anna Franco, and Administrative Intern Tiffany Kolodziej.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked DuPage County Board Member Gary Grasso to lead everyone in saying the Pledge of Allegiance.

4. VISITORS' BUSINESS

None Presented.

5. OMNIBUS VOTE AGENDA

- a. Waive Reading of Minutes (APPROVE)
- b. Minutes - Regular Board Meeting - January 9, 2017 (APPROVE)
- c. Warrants - \$667,009.88 (APPROVE)
- d. Resolution - A Resolution Authorizing the Mayor and Village Clerk to Accept and Execute a Proposal for Professional Services Between the Village of Willowbrook and Design Perspectives, Inc. - Willow Pond Park Renovation Project - Resolution No. 17-R-02 (ADOPT)
- e. Resolution - A Resolution Authorizing the Village Administrator's Acceptance of Project Change Order No. 14 - the Removal and Replacement of Four (4) Existing

Exterior Doors, and Change Order No. 16 - The Installation of Structural Headers over Glass Partition Walls, and Ratifying and Confirming the Village Administrator's Prior Execution of Said Change Orders - Resolution No. 17-R-03 (ADOPT)

f. Resolution - A Resolution Authorizing the Mayor and Village Clerk to Accept a Proposal from Clarke Aquatic Services, Inc. to Provide Aquatic Weed and Algae Control Services throughout the 2017 Season - Prairie Trail Park & Willow Pond Park - Resolution No. 17-R-04 (ADOPT)

g. Motion - A Motion to Approve the Fiscal Year 2017/18 Budget Schedule (APPROVE)

Mayor Trilla asked the Board if there were any items to be removed from the Omnibus Vote Agenda.

MOTION: Made by Trustee Mistele and seconded by Trustee Oggerino to approve the Omnibus Vote Agenda as presented.

ROLL CALL VOTE: AYES: Trustees Berglund, Davi, Kelly, Mistele, Neal, and Oggerino. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

NEW BUSINESS

6. DELINQUENT WATER BILLS

Administrator Halik advised that there were no delinquent water bills at this time.

7. ORDINANCE - AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT, INCLUDING APPROVAL OF A FINAL PLAT OF PUD, GRANTING CERTAIN WAIVERS FROM THE ZONING ORDINANCE, AND RELATED MATTERS - PLAN COMMISSION PUBLIC HEARING NO. 16-07: 635 JOLIET ROAD - COMPASS EVENT CENTER AND ARENA

Planning Consultant Franco related that the property located at 635 Joliet Road is currently vacant. The petitioner wishes to construct a multi-use facility that will be approximately 29,000 square feet. The facility will house two indoor mini soccer fields, men's and women's locker facilities, restaurant, bar, private dining area, outdoor dining areas, golf simulators, lounge areas, and party rooms.

Planning Consultant Franco advised that the 3-story building will be visible from I-55. If waivers are approved, signage will be

allowed on the south side of the building in order to be visible to traffic on I-55.

Part of the development will include upgrades to Joliet Road which will include an 8-foot wide shoulder and regrading of the ditch to improve drainage in the area.

Planning Consultant Franco stated that the petitioner has submitted a construction schedule that would hope to begin excavation of the site in April and ready to open in February of 2018.

Trustee Berglund questioned the amount of signage being allowed. Planning Consultant Franco related that there will be one (1) large sign on the south side of the building towards I-55, one (1) at the northwest corner of the building, and above the entrance, will be a "compass" shaped sign.

Trustee Berglund also questioned what "off street parking in yards" related to. Planning Consultant Franco advised that it is a variation from the parking setbacks which refers to the distance between parking lot pavement lines and the lot lines.

Trustee Berglund had concerns about the amount of time for construction. Administrator Halik stated that this ordinance requires that construction must begin within 18 months of the ordinance approval and be completed within two (2) years from the date of the approval. Administrator Halik advised that the building code provides for penalty provisions if work is not completed by the deadline.

Trustee Berglund questioned if this will be a private club that will require membership. Administrator Halik advised that this PUD agreement specifically states that this cannot be a private club.

Trustee Neal had concerns about food service and the use of a dumb waiter between floors. Mr. Gary Grasso spoke as a representative of the Compass Event Center. He advised that the dumb waiter starts in the kitchen adjacent to the grease trap and rises through the storage/prep kitchen on the second floor.

Trustee Neal questioned if the turf will be permanent. Mr. Grasso advised that it will be permanent and cannot be removed.

Mr. Grasso advised that this facility will be used as a permanent soccer facility for people to use for fun. There will be no tournaments or leagues.

MOTION: Made by Trustee Davi and seconded by Trustee Mistele to pass Ordinance No. 17-0-02 as presented.

PREVIOUS ROLL CALL VOTE: AYES: Trustees Berglund, Davi, Kelly, Mistele, Neal, and Oggerino. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

8. ORDINANCE - AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK APPROVING AND AUTHORIZING THE EXECUTION OF A PLANNED UNIT DEVELOPMENT AGREEMENT WITH WILLOWBROOK, 2012, LLC FOR THE DEVELOPMENT OF THE COMPASS EVENT CENTER AND ARENA, 635 JOLIET ROAD, WILLOWBROOK, ILLINOIS

Planning Consultant Franco advised that this ordinance specifically approves and authorizes the execution of the PUD Agreement between the Village of Willowbrook and Willowbrook, 2012, LLC, for the Compass Event Center.

The PUD Agreement is a legal agreement between the Village and the petitioner pertaining to the development of the Compass property. The Agreement outlines the improvements to be made by the petitioner, how they will be made, and require a security from the petitioner to fulfill the PUD.

MOTION: Made by Trustee Mistele and seconded by Trustee Oggerino to pass Ordinance No. 17-0-03 as presented.

PREVIOUS ROLL CALL VOTE: AYES: Trustees Berglund, Davi, Kelly, Mistele, Neal, and Oggerino. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

9. ORDINANCE - AN ORDINANCE GRANTING AN AMENDMENT TO THE ZONING MAP OF THE VILLAGE OF WILLOWBROOK FOR A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT IN A B-3 ZONING DISTRICT

Planning Consultant Franco related that this ordinance will amend the zoning map of the Village of Willowbrook to rezone the property at 635 Joliet Road. This will reflect the granting of the special use permit of the property to permit their planning development.

MOTION: Made by Trustee Mistele and seconded by Trustee Davi to pass Ordinance No. 17-0-04 as presented.

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PREVIOUS ROLL CALL VOTE: AYES: Trustees Berglund, Davi, Kelly, Mistele, Neal, and Oggerino. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

PRIOR BUSINESS

10. COMMITTEE REPORTS

Trustee Neal provided an update of the renovations on the Willowbrook Inn and advised that work is progressing.

Trustee Kelly had no report.

Trustee Mistele thanked the Village Board and Staff for their support on the work being completed on the Police Department Renovations.

Trustee Berglund had no report.

Trustee Davi had no report.

Trustee Oggerino had no report.

11. ATTORNEY'S REPORT

Attorney Bastian had no report.

12. CLERK'S REPORT

Clerk Hansen had no report.

13. ADMINISTRATOR'S REPORT

Administrator Halik related that the Board had approved the 2017/18 Budget Schedule in the Omnibus Vote earlier tonight and pointed out key dates.

14. MAYOR'S REPORT

Mayor Trilla had no report.

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15. CLOSED SESSION

Mayor Trilla stated that there was no need for Closed Session during tonight's meeting.

16. ADJOURNMENT

MOTION: Made by Trustee Mistele and seconded by Trustee Kelly, to adjourn the Regular Meeting at the hour of 6:58 p.m.

ROLL CALL VOTE: AYES: Trustees Berglund, Davi, Kelly, Mistele, Neal, and Oggerino. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

PRESENTED, READ and APPROVED.

February 13, 2017.

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Mayor

Minutes transcribed by Deputy Clerk Cindy Stuchl.