

MINUTES OF THE SPECIAL MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK HELD ON TUESDAY, JUNE 19, 2018 AT THE WILLOWBROOK POLICE DEPARTMENT, 7760 QUINCY STREET, VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

The meeting was called to order at the hour of 3:00 p.m. by Mayor Frank Trilla.

2. ROLL CALL

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

ABSENT: None

Also present were Village Attorney Brian Baugh, Village Administrator Timothy Halik, Director of Finance Carrie Dittman, Chief Robert Schaller, Deputy Chief Lauren Kaspar, and Deputy Clerk Cindy Stuchl.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Deputy Clerk Stuchl 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 - June 11, 2018 (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 Davi 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. ORDINANCE - AN ORDINANCE APPROVING AND AUTHORIZING THE
EXECUTION OF THE REDEVELOPMENT AGREEMENT BY AND BETWEEN ROUTE
83 & PLAINFIELD ROAD, LLC AND THE VILLAGE OF WILLOWBROOK,
DUPAGE COUNTY, ILLINOIS

Administrator Halik related that the Illinois Department of Transportation is requiring that the Village serve as applicant for the highway permit to complete the improvements along Route 83. This required that the current Redevelopment Agreement be amended to include the necessary provisions to complete the work. The Village will serve as the permit applicant on the project; however, the contractor will be hired by the developer.

Administrator Halik advised that the agreement includes:

- The Village will provide a financial incentive of approximately \$3.15 million plus interest over 20 years towards the project. The total incentive amount is capped at \$5 million. Annual payments will be expended from the revenue received through the 1% Business District sales tax.
- The Village will agree to serve as the IDOT permit applicant once an irrevocable Letter of Credit in the amount equal to 110% of the probable costs is received from the developer.

Once the IDOT permit is issued, along with the DuPage County Department of Transportation permit, road work should begin in the next week. Once roadwork and temporary signals are installed, possible phased opening of the stores should begin in late August.

Trustee Berglund questioned if the 110% Letter of Credit will be enough funds to cover costs if necessary. Administrator Halik responded that it should be more than enough to cover the costs.

Trustee Mistele questioned if the Village Engineer has reviewed the road work project. Administrator Halik stated that they have.

MOTION: Made by Trustee Davi and seconded by Trustee Kelly to pass Ordinance No. 18-0-17 as presented.

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

MOTION DECLARED CARRIED

PRIOR BUSINESS

7. COMMITTEE REPORTS

Trustee Neal had no report.

Trustee Mistele related his opinion pertaining to the recent Gun Club court ruling and development application.

Trustee Kelly had no report.

Trustee Berglund had no report.

Trustee Davi rebutted Trustee Mistele's comments in reference to the Gun Club application.

Trustee Oggerino had no report.

8. ATTORNEY'S REPORT

Attorney Baugh had no report.

9. CLERK'S REPORT

Clerk Hansen had no report.

10. ADMINISTRATOR'S REPORT

Administrator Halik thanked all of the Village officials and Village Attorney for their work involving the Pete's Fresh Market Process.

11. MAYOR'S REPORT

Mayor Trilla advised that he had attended the Hinsdale School District 86 Board meeting last night. Mayor Trilla related that the School Board approved the elimination of the buffer zone between Hinsdale Central and Hinsdale South High Schools.

12. CLOSED SESSION

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

13. ADJOURNMENT

MOTION: Made by Trustee Kelly and seconded by Trustee Davi, to adjourn the Special Meeting at the hour of 6:50 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.

June 25, 2018.

Mayor

Minutes transcribed by Deputy Clerk Cindy Stuchl.