

MINUTES OF THE MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, SEPTEMBER 28, 2020, AT 6:30 P.M. AT THE WILLOWBROOK POLICE DEPARTMENT TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

DUE TO THE COVID 19 PANDEMIC, THE VILLAGE WILL BE UTILIZING A ZOOM CONFERENCE CALL FOR THIS MEETING.

1. CALL TO ORDER

The meeting was called to order at the hour of 6:33 p.m. by Mayor Frank Trilla.

2. ROLL CALL

Those physically present at roll call were Mayor Frank A. Trilla, Trustees, Umberto Davi, Michael Mistele, Gayle Neal, and Paul Oggerino.

Present Via conference call, due to COVID-19 Pandemic, were Village Clerk Leroy R. Hansen, Trustees Sue Berglund, and Gregory Ruffolo.

Absent: None.

Also, physically present were Chief Schaller and Deputy Clerk Christine Mardegan.

Present Via conference call, due to COVID-19 Pandemic, were Village Attorney Thomas Bastian, Village Administrator Brian Pabst, Assistant Village Administrator Michael Mertens, Director of Finance Carrie Dittman, Deputy Chief Lauren Kaspar, Superintendent of Public Works Joe Coons, Building Official Roy Giuntoli and Phil McKenna of Kane, McKenna and Associates.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Chief Schaller to lead everyone in saying the Pledge of Allegiance.

4. VISITORS' BUSINESS

None presented and no written comments were received.

5. OMNIBUS VOTE AGENDA

Mayor Trilla read over each item in the Omnibus Vote Agenda for the record.

a. Waive Reading of Minutes (APPROVE)

- b. Minutes - Regular Board Meeting - September 14, 2020 (APPROVE)
- c. Warrants - \$199,136.14 (APPROVE)
- d. ORDINANCE - An Ordinance Extending Temporary Executive Powers Pursuant to 65 ILCS 5/11-1-6 Ordinance No. 20-0-44(PASS)
- e. RECEIVE - Receive Plan Commission Recommendation - Public Hearing Case 20-07: PC 20-07: Consideration of a Petition for Text Amendments to Amend Sections 9-2-2, 9-6B-1, 9-6C-1, 9-6D-2 and Other Relevant Sections of Title 9 - Zoning Title of the Village of the Willowbrook Municipal Code to Define "Retail Tobacco Stores with Smoking Lounge", to Replace "Tobacco Stores" and "Tobacco Shops" with "Retail Tobacco Stores with Smoking Lounge" in the B-2 and B-3 Zoning Districts, and to Add "Retail Tobacco Stores with Smoking Lounge" as a New Permitted Use in the B-4 Zoning District. (RECEIVE)

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

MOTION: Made by Trustee Davi and seconded by Trustee Mistele to approve the Omnibus Vote Agenda.

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

MOTION DECLARED CARRIED

NEW BUSINESS

- 6. RECIEVE - A Presentation on Tax Increment Financing and the Willowbrook Industrial Redevelopment Project Area Eligibility Report (RECEIVE)

Administrator Pabst stated, staff has presented various methods to address long-standing flooding issues by Executive Plaza. The plan highlights the area drainage design, drainage history and drainage improvement recommendations. The most feasible design option for consideration is to elevate the Executive Drive and positions of Plaza Court and construct underground stormwater storage. This concept would provide a 100-year level of protection, while making the roadway passable to car traffic. The projected project cost is estimated at \$2 million plus the required engineering design cost. The Village does not currently have a funding mechanism in place for the proposed improvements. Staff was directed to explore the possibility of creating a Tax

Increment Financing (TIF) District for the area as an alternate funding option for the public improvements, environmental cleanup, and redevelopment costs within the area. Administrator Pabst asked Phil McKenna to present.

Mr. McKenna explained the benefits of a TIF. There are 49 U.S. States using Tax Increment Financing. In Illinois there 1,000+ TIF Districts which creates \$1 Billion in Revenue. Some neighboring municipalities with TIF include: Downers Grove, Elmhurst, Glen Ellyn, Lemont, Lisle, Lombard, Naperville, Villa Park, Warrenville, Western Springs, Westmont, Wheaton, and Willow Springs. Willowbrook TIF 1 was designated in 1990 and terminated in 2013. Here are the three stages:

- Stage 1 - The area generates \$10 in property taxes when the TIF is formed. The \$10 is split between the two taxing districts in the area.
- Stage 2 - Redevelopment during the TIF term increases property values so the area now generates \$20 in property taxes. The taxing districts in the area continue to receive property taxes based on the value of the area at the time of designation. The additional (i.e. "incremental") \$10 is placed in a TIF Fund and is used to pay back some of the costs of redevelopment.
- Stage 3 - The TIF is terminated and TIF Fund is dissolved. The taxing districts now receive new property tax revenue that would not have been generated "but for" the use of TIF.

In Illinois, "the redevelopment project area on the whole would not reasonably be anticipated to be developed without the adoption of the [TIF] redevelopment plan..." There are two options for financing, the first one is pay as you go and the second is to pay up front. The next steps would be: Determine Eligibility, Develop Redevelopment Plan, approve "Kick-off" Ordinance, Establish an Interested Parties Registry, Hold Advisory Joint Review Board Meeting, Public Hearing and Approve three (3) Ordinances. Next Steps for Consideration would be Development of a Redevelopment Plan, Approving Public Hearing, Joint Review Board Meeting and Notices. The estimate for TIF ordinances could be passed as soon as Spring 2021.

Trustee Berglund asked would you be charging \$10 per household per year?

Mr. McKenna responded, no that is just an example. If you had a TIF that currently had a \$10.00 tax bill for the property, the additional \$10 would come if there were improvements money would come by the County assessor.

Trustee Davi asked if Home Rule will impact this process?

Mr. McKenna stated no it does not.

Trustee Davi stated there is confusion between the soft costs vs. the hard costs.

Mr. McKenna advised that if the engineers wanted a lift station to alleviate the flooding, there would be costs of the engineers and legal costs associated with the improvements.

Trustee Davis asked if it were the physical improvements?

Mr. McKenna yes that is correct.

Trustee Mistele asked what is the difference between a TIF and a Special Service Area (SSA)?

Mr. McKenna stated a TIF does not increase property taxes. The value is increased but that happens by the assessor, this occurs whether you have a TIF or not. With the Special Service Area your taxes go up with improvements.

Attorney Bastian stated the cost is spread over properties of the areas that are affected by the cost of the improvement.

Mayor Trilla asked if I own a business in the blue area would I be paying the TIF money every year?

Mr. McKenna stated every year you are paying your property taxes from the county. The county then takes the taxes and separates them into a tax increment fund that is sent to the Village. This can only be used for the specific fund and area of improvement.

Mayor Trilla asked how many parcels are there? How do we get the funding to spend 5 Million dollars for the flooding?

Mr. McKenna responded there are eighty-eight (88) parcels. The pay back of the TIF fund is paid back by the increases to the equalized assessed evaluation in property taxes paid over a period of years.

Attorney Bastian added you could issue the bonds to pay for improvement anticipating that the increases generated, and the increased tax funds will be sufficient to make the bond payments annually.

Mr. McKenna said that is correct.

Administrator Pabst shared that we would do an analysis on our future projected revenue and we ask the following questions:

what we would be receiving, what do we anticipate, what kind of permits are we getting in for redevelopment within the district. Then we feel that we may be able to afford the project. Board approval on Staff to move forward with Phase II for the TIF for the parcels to the east side of the map (agenda item #6) on the North-East corner where there are eight (8) parcels that are unincorporated that can possibly be annexed into the community.

TIF money cannot be used for new construction.

Trustee Davi asked could this discussion be continued at the Special Board meeting?

Administrator Pabst agreed that we can continue to discuss but staff needs approval from the Board whether to move forward.

Attorney Bastian at the Special Board meeting the Board can authorize moving to the next step for the next study.

Mayor Trilla asked what the next step will cost the Village?

Administrator Pabst responded it is approximately \$25,000 to \$30, 000 with a list of duties attached to it.

Attorney Bastian said that would be a resolution at the next meeting.

Trustee Neal has two questions, when you talk about redevelopment of this area, where would we be able to do so?

Mayor Trilla suggested Madison Avenue could be one location.

Second question is if you have a TIF can you apply for a grant?

Mr. McKenna stated, I do not think it would. There may be some dual funding.

Assistant Administrator Mertens added, other redevelopment sites maybe far south end by the trucking facility, Kerry Piper, and improvements by the smaller hotels in the area. A TIF is an economic developmental tool it is not a zoning tool.

Mayor Trilla asked if a TIF could be used in south end project?

Assistant Administrator Mertens stated yes, it could be used for a land acquisition, an environmental clean-up, lease hold improvements and professional service, just to name a few. There are pockets in the district for future redevelopments.

Mayor Trilla questioned why we did not include the North properties.

Assistant Administrator Mertens advised that they were left out because they were new developments, such as Compass Arena and Beyond Self Storage.

Trustee Davi asked what is the time element on this?

Administrator Pabst stated that it will go into the Spring of 2021.

Discussion was had on when the Special Meeting will be held.

Attorney Bastian thanked Mr. McKenna for an informative presentation.

PRIOR BUSINESS

7. TRUSTEE REPORTS

Trustee Neal shared a short report that Public Safety discussed Trick or Treat hours that will be from 2:00 pm to 6:00 pm. Chief Schaller and his staff will follow the CDC guidelines which will be posted on the Village website. There are some officers that were recognized for Certificate of Appreciation and DUI Enforcement. Trustee Neal asked Chief Schaller to comment on this.

Chief Schaller stated that two of the officers had lifesaving awards, Officers Erdman, Porter and Lavalle received AAIM award.

Mayor Trilla stated that it is a great reflection on leadership.

Trustee Neal shared that there will be an upcoming traffic study for seven (7) day period 24 hours a day on Eleanor Place. A discussion was had on parking issues in that area as well.

Trustee Ruffolo had no report.

Trustee Mistele had no report.

Trustee Berglund had no report.

Trustee Davi had no report.

Trustee Oggerino no report.

8. ATTORNEY'S REPORT

Attorney Bastian advised that if the Village wants to explore the parking tickets at administrative hearings, he is currently developing a system with the Village of Burr Ridge.

9. CLERK'S REPORT

Clerk Hansen had no report.

10. ADMINISTRATOR'S REPORT

Administrator Pabst asked if the Special Meeting could be Tuesday, October 6th at 5:30 in the Willowbrook Police Training Room. The Board agreed.

Joe Coons, Public Works Superintendent, will be leaving the Village and going to work for the Village of Riverside. Administrator Pabst congratulated Joe Coons and thanked him for his service to the community.

Superintendent Coons thanked everyone.

11. MAYOR'S REPORT

Mayor Trilla had no report.

12. CLOSED SESSION

Mayor Trilla advised there was no need for closed session at tonight's meeting.

13. ADJOURNMENT

MOTION: Made by Trustee Mistele and seconded by Trustee Davi to adjourn the Regular Meeting at the hour of 7:38 p.m.

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

MOTION DECLARED CARRIED

PRESENTED, READ, and APPROVED.

_____, 2020.

Frank A. Trilla, Mayor

Page 8
Village Board Minutes
September 28, 2020

Minutes transcribed by Deputy Clerk Christine Mardegan.