

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, OCTOBER 10, 2022, 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 6:30 P.M. by Mayor Frank Trilla.

2. ROLL CALL

Those physically present at roll call were, Mayor Frank Trilla, Village Clerk Deborah Hahn, Village Trustees Mark Astrella, Sue Berglund, Umberto Davi, Michael Mistele, Gayle Neal, Greg Ruffolo, Attorney Michael Durkin, Village Administrator Sean Halloran, Assistant to the Administrator Alex Arteaga, Director of Community Development Michael Krol, Director of Parks and Recreation Dustin Kleefisch, Chief Robert Schaller, Deputy Clerk Christine Mardegan and Director of Municipal Services Foreman AJ Passero.

ABSENT: Chief Financial Officer Rock, Deputy Chief Lauren Kaspar and Deputy Chief Benjamin Kadolph.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Director Krol lead everyone in saying the Pledge of Allegiance.

4. VISITORS' BUSINESS

None presented and no written comments were received.

OMNIBUS VOTE AGENDA

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

5. OMNIBUS VOTE AGENDA:

- a. Waive Reading of Minutes (APPROVE)
- b. Minutes - Board of Trustees Meeting - September 26, 2022 (APPROVE)

- c. Minutes - Special Meeting of the Board of Trustees - Committee of the Whole September 26, 2022 (APPROVE)
- d. Warrants - \$653,025.99
- e. ORDINANCE NO. 22-O-36 AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK ESTABLISHING CERTAIN LICENSEE FEES FOR THE 2023 AND SUBSEQUENT LICENSING YEARS (PASS)
- f. SUBURBAN TREE CONSORTIUM
  - i. ORDINANCE NO. 22-O-37 - AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK AUTHORIZING MEMBERSHIP AND PARTICIPATION IN THE SUBURBAN TREE CONSORTIUM (PASS)
  - ii. RESOLUTION NO. 22-R-55 - A RESOLUTION OF THE VILLAGE OF WILLOWBROOK APPROVING AND AUTHORIZING PARTICIPATION IN THE SUBURBAN TREE CONSORTIUM FIVE (5)-YEAR CONTRACTUAL PROGRAM (ADOPT)

Mayor Trilla asked the Board if there were any items to be removed from 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 Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: NONE.

MOTION DECLARED CARRIED

NEW BUSINESS

- 6. ORDINANCE NO.22-O-38 - AN ORDINANCE AMENDING TITLE 6, ENTITLED "HEALTH CODE, NUISANCES," OF THE VILLAGE CODE OF ORDINANCES OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS BY ADDING THERETO CHAPTER 6, ENTITLED "WATER SERVICE" (PASS)

Administrator Halloran ask the Board to adopt the water rate ordinance. This was presented at the August 22<sup>nd</sup> Committee of the Whole meeting, having been under study since May of 2021.

This increase will be the first water increase since January 1, 2015. We have been working with Attorney Durkin and Attorney Bastian to update the title, the language, the frequency of the billing period as well as the structure. The water rate will change

to a blended rate and switch residents from a quarterly billing cycle to a monthly billing cycle effective January 1, 2023.

Trustee Neal asked that we increase our communication on this change to ensure the residents are aware of it. Assistant to the Administrator Arteaga will increase the communication of this change through Facebook and Nextdoor social media platforms. Currently staff is working on a newsletter which will be discussed at the next Committee of the Whole Meeting. The PowerPoint that was presented at the August 22, 2022 meeting will be posted on our website, Facebook and Nextdoor. The information will also be included in the water bill.

Trustee Neal asked if there will be a formal notification to the HOAs. Administrator Halloran responded yes. Trustee Neal asked if it would be in November or December. Administrator Halloran stated in early November.

MOTION: Made by Trustee Mistele and seconded by Trustee Berglund to pass Ordinance 22-O-38 as presented.

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

MOTION DECLARED CARRIED

7. ORDINANCE NO. 22-O-39 AN ORDINANCE GRANTING A SPECIAL USE EXTENSION REQUEST FOR ORDINANCE NO. 21-O-25, A SPECIAL USE PERMIT FOR A FAST-FOOD ESTABLISHMENT AND DRIVE-THROUGH USE AND GRANTING CERTAIN VARIATIONS FROM THE ZONING ORDINANCE-PC 21 01: 7505 KINGERY HIGHWAY-PANDA EXPRESS (PASS)

Director Krol thanked the Mayor and shared that at the September 26, 2022 Committee of the Whole meeting, the developer provided a status update on the several outstanding items that are required prior to permit approval, including the status of Condition "O" which states that, prior to the issuance of a building permit, the Applicant shall provide the Village with a letter of No Further Remediation (NFR) from the IEPA (Illinois Environmental Protection Agency) because the previous site was a gas station.

The current open items that need to be submitted prior to permit approval are:

- A copy of the Approved IDOT (Illinois Department of Transportation) ROW (Right-Of-Way) permit approval.
- Provide NOI (Notice of Intent) letter filed with the IEPA

- Provide NFR letter from the IEPA
- Draft of the plat of grant of easement (PoGoE)
- Provide a copy of the cross-access easement agreement with Red Roof Inn signed by both parties once it has been recorded.

The project developer stated they are in the final stages of receiving approval for all open-ended items and request a twelve (12) month Special Use extension. It is the staff's recommendation that a six (6) month special use extension be granted by passage of this ordinance, moving the deadline to May 10, 2023, which is exactly two years after the initial Village Board of Trustees approval. Per the applicant and architect, they were close to meeting these approvals. The Village staff thinks this extension should be enough time.

Valentino Mancini, studio manager from Norr, indicated that although his client prefers the 12-month extension, they will accept the six-month extension.

Administrator Halloran added that staff felt one reason that six months seemed fair, was because they are close. On May 10<sup>th</sup> it will be two years from the original permit application. An additional 6-month extension could be requested, if needed.

MOTION: Made by Trustee Davi and seconded by Trustee Ruffolo to pass Ordinance 22-O-39 as presented.

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

MOTION DECLARED CARRIED

#### PRIOR BUSINESS

##### 8. TRUSTEE REPORTS

Trustee Neal had no report.

Trustee Ruffolo mentioned that he received a call about the trucks parked in the Kerry Piper lot. He then went out to check out the situation and noticed three large trucks on the property. There were also two trucks at 75<sup>th</sup> and Route 83. I called the Chief and asked him to look into it.

Chief Schaller reported the trucks parking at the future Panda Express site belonged to a resident that was staying at the Red

Roof Inn. The police department cited or ticketed the truck. The other subject moved the vehicle. We contacted the owner of Kerry Piper to make them aware of the situation and remove the trucks that were located on Compass property. We are working with the owners to ensure compliance.

Trustee Davi asked what is the issue? Do they need the space? Chief Schaller responded that, while Kerry Piper is under construction, the owner of Kerry Piper/Compass Trucking is using that as a storage facility.

Mayor Trilla commented that they are not zoned for that. Trustee Berglund agreed with the Mayor and said they are always parking there.

Trustee Mistele congratulated the Mayor and his family for the Noelle Award from the Nation Kidney Association.

Trustee Berglund had no report.

Trustee Davi had no report.

Trustee Astrella had no report.

9. ATTORNEY'S REPORT

Attorney Durkin had no report but reminded the Board that there is an executive session this evening.

10. CLERK'S REPORT

Clerk Hahn had no report.

11. ADMINISTRATOR'S REPORT

Administrator Halloran updated the Board on the Rodgers Farm and 67<sup>th</sup> Street projects; these are expected to be completed in the next two weeks.

He also reminded the Board that the Pumpkin Flotilla event is at Willow Pond this Friday, from 5:30 PM to 7:00 PM.

The Ridgemoor Park project will be completed closer to November 18<sup>th</sup> due to the continued delay in the delivery of the pavilion due to unexpected supply chain issues experienced by the supplier. There will be an official grand opening once it is completed.

Lastly, there will be an official tree planting ceremony at Borse Park on Wednesday. Christopher Burke notified us that they will be

donating two (2) trees. We will send an email to the Trustees with the details.

12. MAYOR'S REPORT

Mayor Trilla had no report.

13. EXECUTIVE SESSION

The setting of a price for sale or lease of property owned by the public body authorized by 5 ILCS 120/2(c)(6).

MOTION: Made by Trustee Ruffolo and seconded by Trustee Mistele to adjourn the Regular Meeting and recess to closed session at the hour of 6:45 p.m.

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

MOTION DECLARED CARRIED

Regular meeting adjourned and the Board moved into Closed Session.

PRESENTED, READ, and APPROVED.

\_\_\_\_\_, 2022.

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Frank A. Trilla, Mayor

Minutes transcribed by Deputy Clerk Christine Mardegan.