

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, AUGUST 14, 2023, AT 6:30 P.M. AT THE COMMUNITY RESOURCE CENTER, 825 MIDWAY DRIVE, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

Please note, the meeting recording file was without audio, so minutes have been transcribed from Village staff meeting notes.

1. CALL TO ORDER

The meeting was called to order at 6:30 P.M. Mayor Trilla.

2. ROLL CALL

Those physically present at roll call were, Village Clerk Deborah Hahn, Mayor Frank Trilla, Village Trustees Mark Astrella, Sue Berglund, Umberto Davi, Michael Mistele, Gayle Neal and Greg Ruffolo, Attorney Michael Durkin, Village Administrator Sean Halloran, Chief Financial Officer Lora Flori, Director of Community Development Michael Krol, Director of Parks and Recreation Dustin Kleefisch, Deputy Chief Benjamin Kadolph, Deputy Clerk Christine Mardegan and Public Works Foreman AJ Passero.

ABSENT: Assistant to the Village Administrator Alex Arteaga and Chief Lauren Kaspar.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Trustee Berglund to lead everyone in saying the Pledge of Allegiance.

4. VISITORS' BUSINESS

Director Kleefisch read the public comments received by email for the record.

From resident Donalynne Nipperus, received Monday, August 14 at 1:34 pm:

"Hello,

This email is intended to be read and recorded for tonight's Village Board meeting.

I am sorry once again that I am unable to attend the Village Board meeting in person and wish that Zoom was still an option.

On August 8th I had contacted Mr. Kleefisch and had the opportunity to speak with him with regards to the bid proposal for the fencing options at Midway Park. As construction is in full swing, I would like to address my concerns once again with regards to privacy and security for the adjacent and the directly affected residence. As this is and will be a neighborhood and community

park for all to enjoy for the near future and years to come I would like to ask that all measures are being thought off to be sure that the adjacent park neighbors are being informed during this process. As I am sure everyone is excited to see the progress and the final product which I believe that you are hoping to be completed prior to the 2 annual Christmas event.

Keeping in mind that when we moved here and built our dream home we were aware that we moved next to a passive park. Fast forward 20+ years and we are now going to be next to a very active community park. My requests are simple and hoping that you can all put yourselves in my (our) place. We have enjoyed quiet enjoyment of our home and hope, that it continues. I am of course very concerned about what the park will bring from a security and privacy point of few. We have never had any issues or problems at Midway Park in the past and hopefully that continues. Since Midway Park and Borse Park are the showcase parks of Willowbrook and the place where a majority of your lager events will be held that you consider how this will affect the adjacent neighbors to Midway Park. Therefore, I am hoping that even though we know that a "chain linked" fence will most likely come in as a lower bid than any other form of fencing. With keeping with the new and improved parks hopefully the adjacent neighbors will have a fence that will offer complete privacy from the activities that will be held at the park. We have nice new park and village signs and are hoping that fencing will complement those signs and bring not only security and privacy but will also complement the new park sign.

Once again, I am hoping that the adjacent neighbor's privacy and security are taken into consideration. I have many personal reasons to have a privacy fence vs a chain link fence, please feel free to contact me directly if you have any questions.

Thank you for your time and look forward to a response.

Donalynne Nipperus"

Received from residents Eric and Cathy Johnson on Monday, August 14 at 1:42 p.m.

"Question #1

In a previous 2023 Village Board meeting, a concerned neighbor asked about security in proposed Park parking lots...especially to assure that patrons were aware of and removed vehicles from parking lots OUTSIDE of park hours...

a gate, a security staff employee and nonER calls were mentioned...

This past weekend there seemed to be vehicle(s) parked in the dark after park hours...on multiple occasions...

We need posted signage about after-hours parking in Borse and Midway/

how about that gate to discourage late night parking...

how about Police check out park after dark to clear lots...?

Question #2

We aren't the only ones living around Borse and Midway Parks that would like more green space than a proposed butterfly garden and contract landscaping...

We were told that the pond in Borse is too shallow for aeration... neighbors have told us they would love to see drainage into pond from Sawmill Creek CLEANED UP from garbage, tarps, trash, runoff debris...

Village plan should include cleanup of creek and pond. Neighbors would love to see fish in pond like they have at Willow Pond...

please give us a contact group name/individual you will work with to improve the quality of this natural resource.

Question #3

We live in Willowbrook...but we drive around...and we notice more and more people with little children and cardboard signs at busy intersections...

what is the Village policy towards solicitors such as people who could be injured if traffic accidents are caused or vehicle jumps the curb, by people who slow or stop traffic to get a semi- or drivers who are unaware of solicitor walking on busy street and back to corner...

some solicitors may not have permits...

some only want cash...

some leave trash behind...

NO ONE WANTS ANYONE HURT, let alone loved ones outside all day in the elements...

but do WE have to call nonER? Seems like Village wants citizens to call them on a lot of things...

We want a nice place to live...it gets more difficult if we have to be the bad guy and report things before, they become crimes..."

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 - Board of Trustees Committee of the Whole Meeting July

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24, 2023 (APPROVE)

- c. Minutes - Board of Trustees Regular Meeting July 24, 2023 (APPROVE)
- d. Warrants \$608,435.60

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 Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

NEW BUSINESS

- 6. RESOLUTION NO. 23-R-38- A RESOLUTION OF THE VILLAGE OF WILLOWBROOK DETERMINING THE LOWEST RESPONSIBLE BIDDER AND AWARDING A CONTRACT TO HOPPY'S LANDSCAPING, INC. FOR THE BORSE AND MIDWAY PARKS - PERMEABLE PAVER INSTALLATION PROJECT (ADOPT)

Administrator Halloran reviewed the scope, including the budgeted costs and funding sources, of the approved permeable paver parking lot project, to include new lots at Midway Park and Eleanor Place, approved for fiscal year 23/24, and the existing Borse Community Park parking lot, as part of Phase II in fiscal year 24/25.

He indicated that by offering all three lots as a single project bid, although they fall in separate fiscal year budgets, staff was able to achieve significant savings for the Village. The existing lot at Borse Park project scheduled for Phase II in the next fiscal year, although included as part of this bid, will still need to be approved by the Board as part of next year's budget.

As an additional remark, it was noted that the Midway Park fencing project is currently out for bid with nine fencing options to be quoted. Director Kleefisch spoke to resident Ms. Nipperus, who requested a pre-fabricated concrete fence that staff estimated would cost the Village \$500,000.

MOTION: Made by Trustee Mistele and seconded by Trustee Neal to adopt Resolution No. 23-R-38 as presented.

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

MOTION DECLARED CARRIED

7. MIDWAY PARK IMPROVEMENT PROJECT RESOLUTIONS

As an introduction to the five (5) resolutions included in this item, Administrator Halloran indicated that a Request for Proposal (RFP) was released in June 2023 to include the following scope of work:

1. Construction and installation of a concrete path, wiffle ball field, ice rink, scoreboard, turf, and seed mix
2. Furnish and install trees (deciduous, evergreen, ornamental), perennials, and ornamental grasses
3. Construct and install plumbing system
4. Construct and install electrical system
5. Installation of the fitness court, training wall, and exercise equipment

In July 2023, staff received two bids; one from Misfits Construction for \$1,518,230 and one from Landworks for \$1,090,000.

After reviewing the bids, staff began negotiating, within the guidelines of the procurement policy, with the lowest responsive and responsible bidder. During the negotiations, staff also contacted other contractors to obtain a lower overall project cost for the Village.

As a result of the negotiations, several aspects of the project will be performed by alternate contractors. Staff was able to reduce the overall cost of the project, achieving a savings of \$192,777 over the approved budgeted amount of \$1.8 million.

Additionally, staff is requesting the use of the ARPA (American Rescue Plan Act) funds saved on the park permeable pavers project, to lessen the impact of the Midway Park project on the General Fund. The overall savings to the General Fund if the ARPA funds are used is \$97,318.

- a. RESOLUTION NO. 23-R-39- A RESOLUTION OF THE VILLAGE OF WILLOWBROOK DETERMINING THE LOWEST RESPONSIBLE PROPOSAL AND AWARDING A CONTRACT TO LANDWORKS, LTD. FOR SELECT PORTIONS OF THE MIDWAY PARK IMPROVEMENTS PROJECT (ADOPT) LANDWORKS (ADOPT)

MOTION: Made by Trustee Mistele and seconded by Trustee Neal to adopt Resolution No. 23-R-39 as presented.

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

MOTION DECLARED CARRIED

- b. RESOLUTION NO. 23-R-40 - A RESOLUTION OF THE VILLAGE OF WILLOWBROOK DECLARING THE LOWEST PROPOSAL AND AWARDING A

CONTRACT TO RAG'S ELECTRIC, INC. FOR THE ELECTRICAL
INSTALLATION AT THE MIDWAY PARK IMPROVEMENTS PROJECT (ADOPT)

MOTION: Made by Trustee Mistele and seconded by Trustee Neal to adopt Resolution No. 23-R-40 as presented.

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

MOTION DECLARED CARRIED

c. RESOLUTION NO. 23-R-41- A RESOLUTION OF THE VILLAGE OF WILLOWBROOK DETERMINING THE LOWEST RESPONSIBLE PROPOSAL AND AWARDING A CONTRACT TO DYNAMIC RESOURCES, INC. FOR THE INSTALLATION OF FITNESS COURT EQUIPMENT AT MIDWAY PARK (ADOPT) NATL FITNESS CAMPAIGN INSTALL (ADOPT)

MOTION: Made by Trustee Ruffolo and seconded by Trustee Mistele to adopt Resolution No. 23-R-41 as presented.

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

MOTION DECLARED CARRIED

d. RESOLUTION NO. 23-R-42- A RESOLUTION OF THE VILLAGE OF WILLOWBROOK DECLARING THE LOWEST RESPONSIBLE PROPOSAL AND AWARDING A CONTRACT TO FALCOS LANDSCAPING, INC. FOR THE PROVISION AND INSTALLATION OF TREES FOR THE MIDWAY PARK IMPROVEMENTS PROJECT (ADOPT)

MOTION: Made by Trustee Mistele and seconded by Trustee Berglund to adopt Resolution No. 23-R-42 as presented.

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

MOTION DECLARED CARRIED

e. RESOLUTION NO. 23-R-43 - A RESOLUTION OF THE VILLAGE OF WILLOWBROOK DECLARING THE LOWEST PROPOSAL AND AWARDING A CONTRACT TO FOX TOWN PLUMBING, INC. FOR THE PLUMBING INSTALLATION AT THE MIDWAY PARK IMPROVEMENTS PROJECT (ADOPT)

MOTION: Made by Trustee Mistele and seconded by Trustee Neal to adopt Resolution No. 23-R-43 as presented.

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

MOTION DECLARED CARRIED

8. RESOLUTION NO. 23-R-44- A RESOLUTION OF THE VILLAGE OF WILLOWBROOK ACCEPTING A PROPOSAL FROM BEACON ATHLETICS AND APPROVING THE PURCHASE OF CERTAIN EQUIPMENT AND FIXTURES FOR THE MIDWAY PARK WIFFLEBALL FIELD AT AN ESTIMATED COST NOT TO EXCEED \$36,936.00 (ADOPT) BEACON ATHLETICS (ADOPT)

Director Kleefisch reviewed the equipment and furnishings included in the specifications for the Midway Park Project. Rather than purchasing from the contractor, Kimley-Horn, the equipment will be purchased directly from the manufacturer, Beacon Athletics, realizing overall cost savings. The equipment in the quote is specifically for the wiffleball field and includes dugouts, benches, bases, home plate, pitching rubber, and fence cover. All these items were proposed and approved in the Midway Park Project budget.

MOTION: Made by Trustee Davi and seconded by Trustee Mistele to adopt Resolution No. 23-R-44 as presented.

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

MOTION DECLARED CARRIED

9. ORDINANCE NO. 23-O-15- AN ORDINANCE AMENDING SPECIAL USE PERMIT NO. 06-27 AS APPROVED IN ORDINANCES NO. 06-O-27 AND 07-O-10 AND AMENDED IN ORDINANCES 07-O-22, 09-O-29 AND 11-O-12 APPROVING A MINOR CHANGE TO MODIFY THE PORTILLO'S HOT DOGS, LLC SIGNAGE AT ROUTE 83 AND PLAINFIELD ROAD, WILLOWBROOK TOWN CENTER (PASS)

Director Krol indicated the latest PUD (Planned Unit Development) amendment was granted under Ord. 11-O-12 for Portillo's, which relocated their drive-through entrance from the east side of the building to the northwest side of the building. This new plan will push the entrance from the main aisle to three aisles further north, with the drive-thru queue in the drive aisle closest to and parallel to Route 83.

The digital main menu board sign will be reduced in square footage from 35.28 square feet to 21.49 square feet. The pre-sell menu board sign will also be a digital sign and increase slightly in square footage to 7.17 square feet from the previously approved illuminated directional drive-through sign of 3.12 square feet.

At the Plan Commission meeting on Wednesday, August 2, the vote was 6/0 for approval of the amendment. Staff have no objections to the minor PUD amendment, nor to the additional conditions to be included in the ordinance.

Trustee Neal questioned if IDOT (Illinois Department of Transportation) had any concerns with the proposed signage. Director Krol stated not for this project. He also noted that the public hearing was advertised in the newspaper and a sign was posted on the subject property. Staff received no questions, comments, or objections prior to the hearing and no one from the public attended.

MOTION: Made by Trustee Mistele and seconded by Trustee Davi to pass Ordinance No. 23-0-15 as presented.

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

MOTION DECLARED CARRIED

10. RESOLUTION NO. 23-R-45 - A RESOLUTION OF THE VILLAGE OF WILLOWBROOK DETERMINING THE LOWEST RESPONSIBLE BIDDER AND AWARDING A CONTRACT TO FALCOS LANDSCAPING, INC. FOR THE CHERRY TREE LANE SIDEWALK INSTALLATION PROJECT (ADOPT)

As part of the 2023-24 budget, the Village Board approved funding of \$75,000 to complete a sidewalk along Cherry Tree Lane that will primarily benefit the neighborhood near Gower West.

Foreman Passero stated that, at the bid opening on July 19, 2023, seven bids were received. The lowest responsible bidder was Falco's Landscaping. Falco's Landscaping has done numerous sidewalk projects for Willowbrook in the past and has recently been awarded our concrete flatwork contract.

Falco's bid was \$65,018.75 resulting in a savings of \$9,981.25. Staff recommends approval and award of the contract to Falco's Landscaping.

MOTION: Made by Trustee Mistele and seconded by Trustee Berglund to adopt Resolution No. 23-R-45 as presented.

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

MOTION DECLARED CARRIED

PRIOR BUSINESS

11. TRUSTEE REPORTS

Trustee Neal had no report.

Trustee Ruffolo had no report.

Trustee Mistele had no report.

Trustee Berglund had no report.

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Trustee Davi had no report.

Trustee Astrella had no report.

12. ATTORNEY'S REPORT

Attorney Durkin had no report.

13. CLERK'S REPORT

Clerk Hahn had no report.

14. ADMINISTRATOR'S REPORT

Administrator Halloran mentioned that there will be Open Houses in October for next year's park projects.

15. MAYOR'S REPORT

Mayor Trilla encouraged the Board members to attend the Park events.

16. EXECUTIVE SESSION

There is no need for an executive session this evening.

17. ADJOURNMENT

MOTION: Made by Trustee Ruffolo and seconded by Trustee Mistele to adjourn the Regular Meeting at the hour of 6:59 p.m.

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

MOTION DECLARED CARRIED

PRESENTED, READ, and APPROVED.

_____, 2023.

Frank A. Trilla, Mayor

Minutes transcribed by Deputy Clerk Christine Mardegan.