

## A G E N D A

SPECIAL MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK, COMMITTEE OF THE WHOLE, TO BE HELD ON MONDAY, SEPTEMBER 11, 2023, AT 5:30 P.M. AT THE COMMUNITY RESOURCE CENTER (CRC), 825 MIDWAY DRIVE, WILLOWBROOK, IL, DUPAGE COUNTY, ILLINOIS

**Written Public Comments Can Be Submitted By 5:15 P.M. on September 11, 2023, to [aarteaga@willowbrook.il.us](mailto:aarteaga@willowbrook.il.us)**

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. VISITORS' BUSINESS - Public Comment is Limited to Three Minutes Per Person
5. ITEMS FOR DISCUSSION:
  - a. PRESENTATION - DELTA MARRIOTT HOTEL OWNER PRESENTATION AND CONCEPT PROPOSAL FOR THE UNOCCUPIED SOUTHEAST WING OF THE EXISTING HOTEL
  - b. DISCUSSION REGARDING INSTALLING FOUR (4) MOBILE PRO CAMERA SYSTEMS TO ENHANCE PUBLIC SAFETY AT BORSE MEMORIAL COMMUNITY AND MIDWAY PARKS
  - c. DISCUSSION - LIVING WATERS CONSULTANTS INC, STREAM AND POND ENHANCEMENT CONCEPT PLAN FOR BORSE MEMORIAL COMMUNITY PARK (OSLAD PHASE II GRANT)
  - d. DISCUSSION - FENCING OPTIONS AT MIDWAY PARK.
6. ADJOURNMENT



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## COMMITTEE OF THE WHOLE

<b>AGENDA ITEM NO: 5.a.</b>  <b>SUBJECT:</b>  PRESENTATION - DELTA MARRIOTT HOTEL OWNER PRESENTATION AND CONCEPT PROPOSAL FOR THE UNOCCUPIED SOUTHEAST WING OF THE EXISTING HOTEL	<b>DATE:</b> September 11, 2023
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### STAFF REPORT

**TO:** Mayor Trilla and Board of Trustees  
**FROM:** Michael Krol, Director of Community Development  
**THROUGH:** Sean Halloran, Village Administrator

### PURPOSE AND ACTION REQUESTED

The Delta Marriot hotel owner, Jaimin Shah, is in attendance to present and discuss future plans for the hotel, including opening a second, two-story hotel under a different brand in the unoccupied wing of the existing building.

### BACKGROUND/SUMMARY

The former Willowbrook/Holiday Inn was developed between 1968 and 1969, with additions in 1972 and 1985. The hotel has been operating as a Delta Marriott since 2020.

Based on staff's conversations with the Tri-State Fire District, there was an agreement between hotel ownership and the Village specifying that the two-story southeast wing of the hotel, would remain unoccupied, and no employees or guests would be allowed in the wing. It is staff's understanding that ownership did not want to invest in the necessary improvements of additional sprinkler systems, fire alarms, and life safety requirements to allow occupancy. The wing was reviewed, inspected, and approved by Tri-State to be utilized as an unoccupied section of the hotel.

Currently, the Village has allowed the wing to remain closed and unimproved and Tri-State Fire Protection District has agreed to the existing conditions as long as a working fire sprinkler system was maintained and the wing was monitored by the fire alarm system. The condition was that the separation must be maintained, and the wing must be securely locked between the wing and the occupied hotel. No storage of any type can be in the wing.

Construction permits and inspections will be required for any improvements made to the southeast wing, including if the area is to be demolished. If the Board provides positive feedback, the Plan Commission and the Village Board will have to approve the final project.

Staff has not been given any plans or materials regarding this potential development.

### FINANCIAL IMPACT

There is no financial consideration as part of this presentation.

### RECOMMENDED ACTION:

Staff is asking the Board to provide feedback for Mr. Shah regarding his proposal.



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**COMMITTEE OF THE WHOLE**

**AGENDA ITEM NO: 5.b.**

**SUBJECT:**

DISCUSSION REGARDING INSTALLING FOUR (4) MOBILE PRO CAMERA SYSTEMS TO ENHANCE PUBLIC SAFETY AT BORSE MEMORIAL COMMUNITY AND MIDWAY PARKS

**DATE:** September 11, 2023

**STAFF REPORT**

**TO:** Mayor Trilla and Board of Trustees  
**FROM:** Benjamin Kadolph, Deputy Chief of Police  
**THROUGH:** Sean Halloran, Village Administrator

**PURPOSE AND ACTION REQUESTED**

Discussion of purchasing and installing (4) four Mobile Pro Camera Systems to enhance public safety at Borse and Midway Parks.

**BACKGROUND/SUMMARY**

Over the last year, the Willowbrook Police Department has taken a few reports of Criminal Damage to Property and Suspicious Persons/Vehicles incidents at Borse Memorial Community Park. The property damaged was village-owned property and the damage was valued at over \$5,000.

The Village of Willowbrook has also received public concern over safety, and criminal and suspicious incidents at the parks. With the current enhancement projects underway at both Borse and Midway Parks, Village staff has discussed the public safety concerns based upon past criminal and suspicious incidents and concerns from the public.

Based on the upgraded infrastructure and equipment, staff is recommending the purchase and installation of Mobile Pro Camera Systems to help enhance law enforcement response to incidents in progress. This type of capability will assist the Police Department in terms of investigating criminal activity reported. Mobile Pro Camera Systems will allow the Police Department personnel to access cameras in response to an incident.

After working with Mobile Pro Systems, the Village has established the best locations for these cameras to maximize coverage. The plan would be to install (3) three camera systems in Borse Park and (1) one in Midway Park. This deployment plan would provide coverage for all parking areas, structures, walking paths, and most other activity areas. With an increase in the number of park programs and events, the ability to monitor these events with multiple cameras will enhance the Police Department's alertness to potential concerns as they develop and give staff the ability to do so with fewer personnel from a remote location. This will give the ability to monitor events from a command post for real-time information.

Leveraging the technology of these Mobile Pro Camera Systems will be beneficial to public safety. It not only allows for a visible deterrent to crime but also provides valuable evidence to respond to and investigate criminal activity.



### Example of Mobile Pro Camera Systems in use



### FINANCIAL IMPACT

The overall financial impact of purchasing and installing these camera systems would be approximately \$51,671. This includes the cost of the cameras, \$49,171 (quote included), and a rough estimate of \$2,500 for installation electrical work (no quote immediately available). If the Board provides positive feedback, staff will recommend a budget amendment at the September 25, 2023 Board meeting.

### RECOMMENDED ACTION:

Staff is looking for feedback and direction from the Board.



## A RUGGED PORTABLE OR PERMANENT SURVEILLANCE SOLUTION

*The Sentry 6000 is a high performance mobile surveillance platform with the industry's most exceptional engineering. Flexible mounting solutions and configurations make this the most customizable security solution available.*

# SENTRY 6000

### KEY FEATURES

#### ADVANCED INTERACTIVE DASHBOARD

- The most advanced interactive dashboard on the market.

#### UNIVERSAL MOUNTING BRACKETS

- Easily and quickly install on any pole, wall or tripod.

#### FLEXIBLE POWER SOURCE

- Batteries are charged when power is available, and continues operating when power is not available.

#### MODULAR DESIGN

- Adaptable platform with unlimited configurations for cameras, lighting, audio, and sensors.

#### EASILY SCALE AND RELOCATE

- Deployable as an individual asset and scalable to add more as needed.

#### LIMITLESS INTEGRATION

- Full integration with any world-class cameras, sensors, and video management software.



**651-434-2333**

250 Lothenbach Ave, West  
St Paul, MN 55118  
[mobileprosystems.com](http://mobileprosystems.com)



## SPECIFICATIONS



### ENCLOSURE

- 10"x 11"x 21" - 55"(LxWxH) Pole mounted configuration (length varies by optional backup battery option)
- Durable Aluminum structure
- Flexible Modular Configuration options
- Thermal Controlled Enclosure
- Universal Mounting Brackets



### POWER

- 45-135AH lithium battery options
- 35-105AH AGM battery options
- 110-277 VAC Input
- 10 controllable DC outputs



### SECURITY

- Tamper Sensor
- Security Screws (optional)
- GPS Geo Fencing



### MPSTATUS DASHBOARD

- Advanced MPStatus dashboard application provides interactive SMS and email notifications, health stats, and full control of your system's integrated technologies.

## OPTIONS

### CAMERAS

- PTZ | 360° | Fixed | Thermal | ALPR

### RECORDING

- On-board Video Storage
- Integration with most VMS
- Full Remote Access

### COMMUNICATIONS

- Cellular | Mesh/PTP Network | WiFi | Satellite | Copper | Fiber

### DETECTION DEVICES

- Camera Analytics | PIR | Long Range | Microwave | Dual Motion | Radar | Lidar | Wireless | Gunshot Detection

### DETERRENTS

- Top Mast Strobe | Body Strobe | Sirens | Horns | Two-way Audio |

### LIGHTING

- IR | LED Flood | LED Strobes



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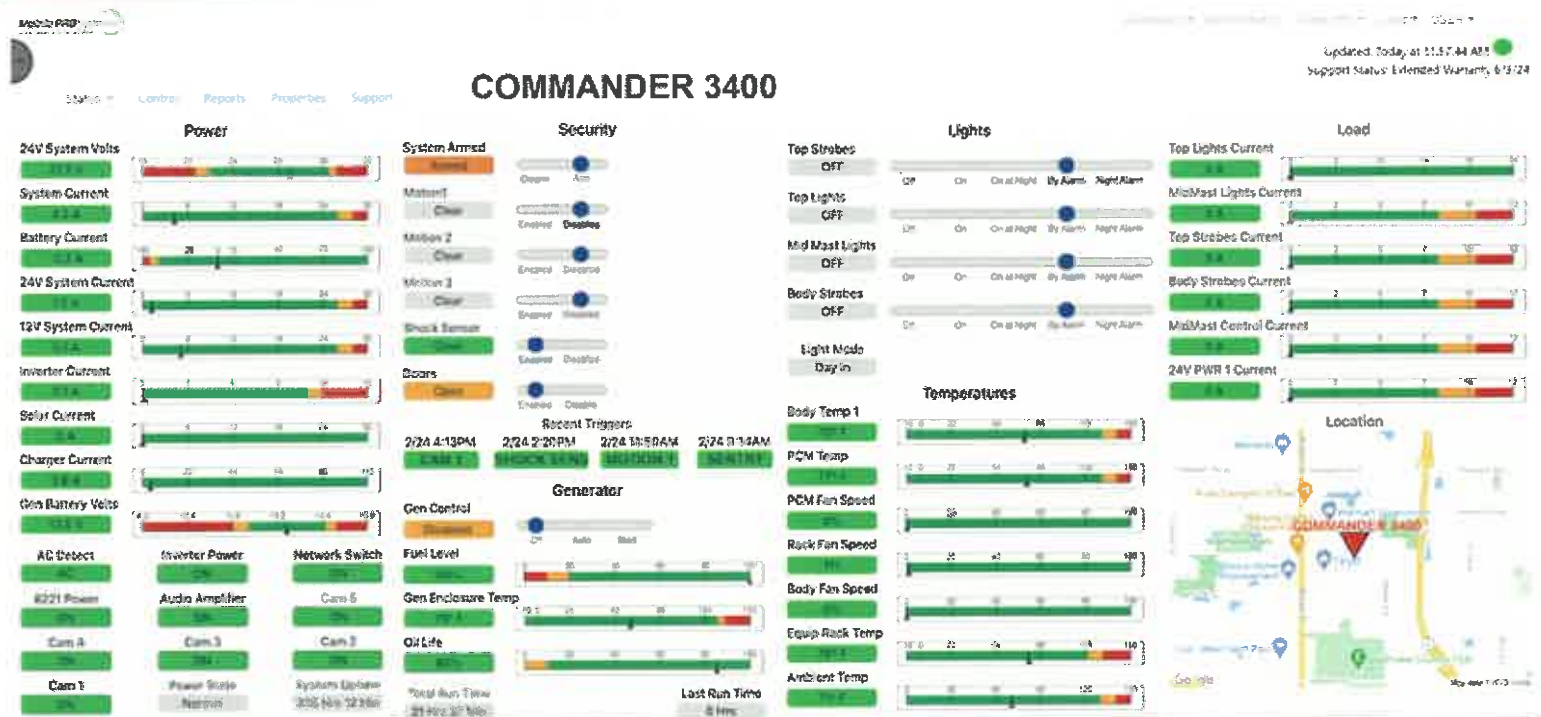


## MPSTATUS

## DASHBOARD TECHNOLOGY

**ADVANCED SYSTEM DATA = SITUATIONAL AWARENESS = EXCEPTIONAL RELIABILITY**

*The MPStatus Dashboard delivers the industry's most advanced situational awareness. Experience the power of live interactive control and data from system components. Discover this exclusive technology in all Mobile Pro Systems equipment.*



## KEY FEATURES

### COMPREHENSIVE INTERFACE

Complete status, control, and critical notifications of your power ecosystem. View real time power level from battery systems, charging inputs, and individual system circuits.

### TEXT MESSAGE NOTIFICATION ALERTS

Receive SMS and real time email notifications on all selected alerts.

### POWERFUL REMOTE CUSTOMER SERVICE

Review live or historical dashboard data for any component and engage MN based support technicians if you need them.

### AUTONOMOUS INTELLIGENCE

MPStatus actively manages your devices hybrid power system. The platform efficiently charges from solar or shore power when available and engages the optional autonomous generator as needed.

### ACCESS ALL YOUR EQUIPMENT IN ONE PLACE

Trailer or pole mounted platforms can be viewed in one convenient dashboard regardless of location.

### USER CONFIGURABLE AUTOMATION

Control your systems automation and analytics including lighting, strobes, and audio components.

## **MPSTATUS INTERACTIVE DASHBOARD**

**Tile based user interface for simple navigation**

### **POWER**

Complete status, control, and critical notifications of your power ecosystem. View real time power levels from battery systems, charging inputs, and individual circuits. Control individual components, power consumption, and power cycling capabilities.

### **GENERATOR**

MPStatus enables real time enclosure temps, cooling fan control, and automatic notifications of GPS location change, fuel level, oil life, start and stop conditions. Industry exclusive heat recovery system optional on the Commander series.

### **SECURITY**

Scheduled or live arming and disarming of system alarm and automation activities. Enable or disable inputs from on-board technology and analytics.

### **LIGHTS**

Set, Schedule, or Automate individual lighting devices by on/off, day/night, and armed/alarmed.

### **TEMPERATURES**

Temperature readings and fan speed for individual zones of your device.

### **LOAD**

Live and archived current draw for individual circuits within your system.

### **LOCATION**

Real time location of your Commander, Falcon or Sentry device.

**Mobile PRO Systems**  
Smarter Solutions for Remote Applications

### **ADMINISTRATIVE**

Customer account management with unlimited organizational Admin, User, and passive accounts with notifications.

### **ARCHIVED DATA**

Identify and review archived dashboard data down to the second. Tech support simplified, our Minnesota based tech support team can utilize archived data to provide world class tech support.

### **REPORTS TAB**

Audit list of system activities and users who have activated components.

**CONTROL**

**AT YOUR**

**FINGERTIPS!**



**651-434-2333**

250 Lothenbach Ave, West  
St Paul, MN 55118  
mobileprosystems.com





# QUOTE

## # 26640

DATE: 8/17/2023  
 QUOTE #: 26640  
 QUOTE EXP: 9/18/2023  
 PROJECT NAME: Willowbrook IL. Police Department /Willowbrook Mobile Surveillance

TO: Willowbrook IL. Police Department  
 Benjamin Kadolph  
 7760 Quincy Street  
 Willowbrook, IL 60527  
 630-920-2438  
 bkadolph@willowbrook.il.us

SALES PERSON	PROJECT SCOPE	PAYMENT TERMS
Jeron Stiffler	One Primary with Deterrents & Remote Horn for Borse Park	NET 15
QTY	DESCRIPTION	UNIT PRICE
1	POWER SENTRY CONTROL SECTION LONG	\$14,989.00
		EXTENDED PRICE
		\$14,989.00

QTY	MODEL NUMBER	DESCRIPTION
1	<a href="#">PS-CS-LONG</a>	POWER SENTRY CONTROL SECTION SET FOR 277V CONSTANT POWER
1	PS-BS-1	POWER SENTRY BATTERY SECTION 1 BATTERY
1	PS-AGM-BATT-35AH	AGM BATTERY PACK 35 AH AMP HOUR
1	PS-SHIP-ENCL-1	POWER SENTRY SHIPPING CONTAINER - 1 BATTERY
1	FC-PNM-9322VQP-HW	FIXED CAMERA 5MP(4)/2MP PTZ IR - HANWHA PNM-9322VQP W/MOUNT
1	POE-12-70W-BT	12VDC DUAL CHANNEL HIPOE 70W BT
1	POE-12-35W-1	12VDC HI POE 35W - Qty 1
1	POE-PAS-1	PASSIVE POE INJECTOR - Qty 1
2	EXACQ-LICENSE-PRO	EXACQ 1 YEAR CAMERA LICENSE SERVICE AGREEMENT
1	COMP-MINI-i5	MINI i5 WIN10-PRO OS, 8 GB, 256 GB SSD, COMPUTER 25W
1	COMP-4TB SSD DRIVE	4 TB SSD DRIVE WITH CONFIGURATION
1	COM-PS-CP-IBR600	CRADLEPOINT CELLULAR MODEM W/ANTENNAS/INSTALL - IBR600
1	COM-PS-ST BKT/CABLE	PS RADIO STRAIGHT BRACKET SYSTEM AND ETH CABLE
2	COM-UB-NB-AC	UBIQUITI NANOBEAM AC GEN 2 5 GHZ
1	SW-5-NET	5 PORT NETWORK SWITCH / INSTALLATION
1	AUDIO-BRIDGE-KIT	AXIS NETWORK AUDIO BRIDGE C8110 KIT
1	PS-AUDIO-AX-1310	IP BASED 2 WAY AUDIO HORN KIT AXIS C1310-E
1	PS-STROBE-3	LED STROBE KIT LIGHT KIT - Qty 3
1	PMOUNT	CUSTOMER SUPPLIED PIPE MOUNT FOR BUILDING RADIO

PROPOSAL CREATED BY:

Jeron Stiffler  
 Senior Solutions Consultant  
 Mobile Pro Systems  
 250 Lothenbach Ave.  
 West St. Paul MN 55118  
 Cell: 651-558-7513  
 Direct: 952-324-5860  
 eMail: Jeron.Stiffler@MobileProSystems.com

<b>Total Less Options:</b>	<b>\$14,989.00</b>
<b>Estimated Sales Tax:</b>	<b>TBD</b>
<b>Estimated Shipping:</b>	<b>TBD</b>
<b>Estimate TOTAL:</b>	<b>\$14,989.00</b>
Shipping TERMS:	TBD

Freight Charges To Be Determined (TBD) and are based upon quantity ordered and final shipping destination.....

I accept this estimate \_\_\_\_\_ DATE

System Includes a (1) One Year Limited Warranty  
 This QUOTE is valid for 30 days.



# QUOTE

# 26642

DATE: 8/17/2023

QUOTE #: 26642

QUOTE EXP: 9/18/2023

PROJECT NAME: Willowbrook IL. Police Department /Willowbrook Mobile Surveillance

TO: Willowbrook IL. Police Department  
Benjamin Kadolph  
7760 Quincy Street  
Willowbrook, IL 60527  
630-920-2438  
bkadolph@willowbrook.il.us

SALES PERSON	PROJECT SCOPE	PAYMENT TERMS
Jeron Stiffler	One Standard Primary Borse Park	NET 15
QTY	DESCRIPTION	UNIT PRICE
1	POWER SENTRY CONTROL SECTION LONG	\$12,277.00

QTY	MODEL NUMBER	DESCRIPTION
1	<a href="#">PS-CS-LONG</a>	POWER SENTRY CONTROL SECTION SET FOR 277V CONSTANT POWER
1	PS-BS-1	POWER SENTRY BATTERY SECTION 1 BATTERY
1	PS-AGM-BATT-35AH	AGM BATTERY PACK 35 AH AMP HOUR
1	PS-SHIP-ENCL-1	POWER SENTRY SHIPPING CONTAINER - 1 BATTERY
1	FC-PNM-9322VQP-HW	FIXED CAMERA 5MP(4)/2MP PTZ IR - HANWHA PNM-9322VQP W/MOUNT
1	CC-HANWHA	ADDITIONAL CONFIG FOR UFO CAM
1	POE-12-70W-BT	12VDC DUAL CHANNEL HIPOE 70W BT
2	EXACQ-LICENSE-PRO	EXACQ 1 YEAR CAMERA LICENSE SERVICE AGREEMENT
1	COMP-MINI-i5	MINI i5 WIN10-PRO OS, 8 GB, 256 GB SSD, COMPUTER 25W
1	COMP-4TB SSD DRIVE	4 TB SSD DRIVE WITH CONFIGURATION
1	COM-PS-CP-IBR600	CRADLEPOINT CELLULAR MODEM W/ANTENNAS/INSTALL - IBR600
1	SW-5-NET	5 PORT NETWORK SWITCH / INSTALLATION

PROPOSAL CREATED BY:

Jeron Stiffler  
Senior Solutions Consultant  
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250 Lothenbach Ave.  
West St. Paul MN 55118  
Cell: 651-558-7513  
Direct: 952-324-5860  
eMail: Jeron.Stiffler@MobileProSystems.com

<b>Total Less Options:</b>	<b>\$12,277.00</b>
<b>Estimated Sales Tax:</b>	<b>TBD</b>
<b>Estimated Shipping:</b>	<b>TBD</b>
<b>Estimate TOTAL:</b>	<b>\$12,277.00</b>
Shipping TERMS:	TBD

Freight Charges To Be Determined (TBD) and are based upon quantity ordered and final shipping destination.....

I accept this estimate \_\_\_\_\_ DATE

System Includes a (1) One Year Limited Warranty  
This QUOTE is valid for 30 days.



# QUOTE

## # 26644

DATE: 8/17/2023

QUOTE #: 26644

QUOTE EXP: 9/18/2023

PROJECT NAME: Willowbrook IL. Police Department /Willowbrook Mobile Surveillance

TO: Willowbrook IL. Police Department  
Benjamin Kadolph  
7760 Quincy Street  
Willowbrook, IL 60527  
630-920-2438  
bkadolph@willowbrook.il.us

SALES PERSON	PROJECT SCOPE		PAYMENT TERMS
Jeron Stiffler	One Secondary Unit for Borse Park		NET 15
QTY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1	POWER SENTRY CONTROL SECTION LONG	\$9,628.00	\$9,628.00

QTY	MODEL NUMBER	DESCRIPTION
1	<a href="#">PS-CS-LONG</a>	POWER SENTRY CONTROL SECTION SET FOR 277V CONSTANT POWER
1	PS-BS-1	POWER SENTRY BATTERY SECTION 1 BATTERY
1	PS-AGM-BATT-35AH	AGM BATTERY PACK 35 AH AMP HOUR
1	PS-SHIP-ENCL-1	POWER SENTRY SHIPPING CONTAINER - 1 BATTERY
1	FC-PNM-9322VQP-HW	FIXED CAMERA SMP(4)/2MP PTZ IR - HANWHA PNM-9322VQP W/MOUNT
1	CC-HANWHA	ADDITIONAL CONFIG FOR UFO CAM
1	POE-12-70W-BT	12VDC DUAL CHANNEL HIPOE 70W BT
1	POE-PAS-1	PASSIVE POE INJECTOR - Qty 1
2	EXACQ-LICENSE-PRO	EXACQ 1 YEAR CAMERA LICENSE SERVICE AGREEMENT
1	COM-PS-GPS	PS GPS - FOR UNITS W/O CRADLEPOINT MODEM
1	COM-PS-ST BKT/CABLE	PS RADIO STRAIGHT BRACKET SYSTEM AND ETH CABLE
1	COM-UB-NB-AC	UBIQUITI NANOBEAM AC GEN 2 5 GHZ
1	SW-5-NET	5 PORT NETWORK SWITCH / INSTALLATION

PROPOSAL CREATED BY:

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Senior Solutions Consultant  
Mobile Pro Systems  
250 Lothenbach Ave.  
West St. Paul MN 55118  
Cell: 651-558-7513  
Direct: 952-324-5860  
eMail: Jeron.Stiffler@MobileProSystems.com

<b>Total Less Options:</b>	<b>\$9,628.00</b>
<b>Estimated Sales Tax:</b>	<b>TBD</b>
<b>Estimated Shipping:</b>	<b>TBD</b>
<b>Estimate TOTAL:</b>	<b>\$9,628.00</b>

Shipping TERMS:

TBD

Freight Charges To Be Determined (TBD) and are based upon quantity ordered and final shipping destination.....

I accept this estimate DATE

System Includes a (1) One Year Limited Warranty  
This QUOTE is valid for 30 days.





# QUOTE

# 26645

DATE: 8/17/2023

QUOTE #: 26645

QUOTE EXP: 9/18/2023

PROJECT NAME: Willowbrook IL. Police Department /Willowbrook Mobile Surveillance

TO: Willowbrook IL. Police Department  
Benjamin Kadolph  
7760 Quincy Street  
Willowbrook, IL 60527  
630-920-2438  
bkadolph@willowbrook.il.us

SALES PERSON	PROJECT SCOPE	PAYMENT TERMS
Jeron Stiffler	One Standard Primary Midway Park	NET 15
QTY	DESCRIPTION	UNIT PRICE
1	POWER SENTRY CONTROL SECTION LONG	\$12,277.00

QTY	MODEL NUMBER	DESCRIPTION
1	<a href="#">PS-CS-LONG</a>	POWER SENTRY CONTROL SECTION SET FOR 277V CONSTANT POWER
1	PS-BS-1	POWER SENTRY BATTERY SECTION 1 BATTERY
1	PS-AGM-BATT-35AH	AGM BATTERY PACK 35 AH AMP HOUR
1	PS-SHIP-ENCL-1	POWER SENTRY SHIPPING CONTAINER - 1 BATTERY
1	FC-PNM-9322VQP-HW	FIXED CAMERA 5MP(4)/2MP PTZ IR - HANWHA PNM-9322VQP W/MOUNT
1	CC-HANWHA	ADDITIONAL CONFIG FOR UFO CAM
1	POE-12-70W-BT	12VDC DUAL CHANNEL HIPOE 70W BT
2	EXACQ-LICENSE-PRO	EXACQ 1 YEAR CAMERA LICENSE SERVICE AGREEMENT
1	COMP-MINI-i5	MINI i5 WIN10-PRO OS, 8 GB, 256 GB SSD, COMPUTER 25W
1	COMP-4TB SSD DRIVE	4 TB SSD DRIVE WITH CONFIGURATION
1	COM-PS-CP-IBR600	CRADLEPOINT CELLULAR MODEM W/ANTENNAS/INSTALL - IBR600
1	SW-5-NET	5 PORT NETWORK SWITCH / INSTALLATION

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<b>Total Less Options:</b>	<b>\$12,277.00</b>
<b>Estimated Sales Tax:</b>	<b>TBD</b>
<b>Estimated Shipping:</b>	<b>TBD</b>
<b>Estimate TOTAL:</b>	<b>\$12,277.00</b>
Shipping TERMS:	TBD

Freight Charges To Be Determined (TBD) and are based upon quantity ordered and final shipping destination.....

I accept this estimate \_\_\_\_\_ DATE

System Includes a (1) One Year Limited Warranty  
This QUOTE is valid for 30 days.



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**COMMITTEE OF THE WHOLE**

<b>AGENDA ITEM NO: 5.c.</b> <b>SUBJECT:</b> DISCUSSION - LIVING WATERS CONSULTANTS INC, STREAM AND POND ENHANCEMENT CONCEPT PLAN FOR BORSE MEMORIAL COMMUNITY PARK (OSLAD PHASE II GRANT)	<b>DATE:</b> September 11, 2023
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**STAFF REPORT**

**TO:** Mayor Trilla and Board of Trustees  
**FROM:** Dustin Kleefisch, Director of Parks and Recreation  
**THROUGH:** Sean Halloran, Village Administrator

**PURPOSE AND ACTION REQUESTED**

Discussion of the concept plan presented by Living Waters Consultants Inc for the stream and pond enhancement at Borse Memorial Community Park that will be included in the OSLAD grant application and part of Borse Memorial Community Park Project Phase II.

**BACKGROUND/SUMMARY**

Ted Gray is the representative from Living Waters Consultants Inc, which staff has been in communication with about the stabilization of the streambank and enhancement of the pond area at Borse Memorial Community Park. Ted has a graduate degree in Aquatic Ecology (M.S.), licensure in Professional Engineering (P.E. in IL and WI) and is a certified Floodplain Manager (CFM). Ted has provided river engineering and consulting services for over 25 miles of stream restoration projects on 50 project sites in 31 streams. In addition, Ted and his team have received over 20 awards over the years including U.S. EPA Leadership in Conservation Award, U.S. EPA/Chicago Wilderness Native Landscaping Award (5 projects), IAPD/IPRA Outstanding Sustainability Award -Douglas Creek Restoration, IAFSM – Stormwater Project of the Year Award, Governor’s Hometown Award – Sustainability & Beautification, APWA Technical Innovation Award, APWA Project of the Year, and American Fisheries Society – President’s Award. Ted Gray and Living Waters consultants come to the Village with a wealth of experience and specialized knowledge that will enable the restoration and enhancement at Borse Memorial Community Park to be environmentally sound and technically competent.

Ted completed a survey of the area to get a clear understanding of the issues and provide an assessment of the current conditions. From that survey, almost all of the 1,028 linear feet of streambank that is Village property shows severe or moderate erosion with 4-foot-tall bank sections. This current state is a concern because it leads to unstable shoreline conditions, pollution runoff, and can have negative environmental and structural consequences for downstream ecosystems and structures. Therefore, it is being proposed that 980 linear feet of streambank be stabilized. This stabilization will incorporate reshaping the slope of the bank, rock toe, vegetation management, native plant seeding, native plant plug installation, erosion blanket, and/or other measures. The streambank stabilization will prevent and reduce pollutant loading into Sawmill Creek and the downstream Des Plaines River.

There are also two rock riffle structures (48 linear feet of streambank) that will provide a grade control structure for the streambank. These riffles will reduce channel downcutting as well as dissipate excess stream energy and reduce erosive forces against the streambank. With the proposed pedestrian bridge crossing the creek, this will help prevent any erosion and stabilize the footings of the bridge.



As you can tell by looking at the streambank, currently, there is a significant amount of invasive buckthorn and honeysuckle shrubs in the area. Buckthorn can create an understory monoculture that is densely shaded, which depletes native herbaceous vegetation which in turn leads to shoreline destabilization. Native riparian plantings are deep-rooted herbaceous, shrub, and tree plantings that will filter runoff and provide a plant buffer zone. Overall, it will impact the watershed by reducing the pollutant loads of the Sawmill Creek and downstream Des Plaines River while also enhancing and diversifying the aquatic habitat. In addition, it is proposed that the pond at



Borse Memorial Community Park be enhanced from its current condition. Presently, the body of water averages about a foot deep and during dry or hot periods becomes mud flat. The enhancement would include excavation to remove existing sediment and install deep pools of up to a depth of 10 feet. This would enhance fishing recreation significantly. Wildlife and bird habitat would be expanded through the diverse water depths, and establishment of emergent wetland vegetation, aquatic plants, and deep pool areas. Most of the shoreline currently consists of mowed turf grass, this will get replaced with native plantings. With these enhancements, an emergent wetland habitat will be able to promote aquatic species and wildlife that presently are not there.

Staff is asking for direction regarding two options on how to fix the upcoming issue. Ted has presented two options for the Village's project concept. The first is a single-phase project where the pond and the stream get completed at the same time. The single-phase project would include approximately \$375,000 for the construction budget and approximately \$35,000 for engineering for a total cost of \$410,000. The second option would be to turn the project into two separate stand-alone projects, with the pond occurring in FY 24/25 and the stream in FY 25/26. The approximate pond enhancement would cost \$185,000 for construction and another \$22,000 for engineering for a total of \$207,000. The streambank restoration would cost approximately \$240,000 for construction with an additional \$27,500 for engineering fees for a total of \$267,500. As a two-phase project, the approximate cost would be \$474,500, which is almost \$100,000 more than if the Village pursues the single-phase project option.

This information was included in our OSLAD application. There is potential for grant money to help fund this portion of the project. The Illinois Department of Natural Resources reviews and grades applications out of five categories and with this portion of the Borse Project being dedicated to natural resources and wildlife habitat enhancement, the Village's application should score well with this project.

### **FINANCIAL IMPACT**

None at this time.

### **RECOMMENDED ACTION:**

Based on the cost savings and impact on the project, staff is recommending option 1.



**TONY AND FLORENCE BORSE PARK  
GRANT NARRATIVE  
FOR STREAM & POND ENHANCEMENT CONCEPT PLAN**

**VILLAGE OF WILLOWBROOK, ILLINOIS  
August 7, 2023**



**Proposal to:**

**VILLAGE OF WILLOWBROOK  
DIRECTOR OF PARKS AND RECREATION  
DUSTIN KLEEFISCH  
835 MIDWAY DRIVE  
WILLOWBROOK, IL 60527**

**By:**



**LIVING WATERS CONSULTANTS  
TED GRAY, PE, CFM, CPESC  
16W455 S. FRONTAGE ROAD, SUITE 119  
BURR RIDGE, IL 60527**



**MAKING A DIFFERENCE FOR STREAMS, RIVERS & LAKES**  
Stream Restoration • Lake and Wetland Management  
Water Quality Control • Stormwater Engineering

August 7, 2023

Dustin Kleefisch  
Director of Parks and Recreation  
Village of Willowbrook  
835 Midway Drive  
Willowbrook, IL 60527

RE: TONY AND FLORENCE BORSE PARK  
GRANT NARRATIVE FOR  
STREAM & POND ENHANCEMENT CONCEPT PLAN  
VILLAGE OF WILLOWBROOK

Dear Mr. Kleefisch:

Thank you for the opportunity to provide the Stream and Pond Enhancement Concept Plan for Tony and Florence Borse Park. Please find below a grant narrative to support the project.

We look forward to the opportunity to work with the Village of Willowbrook staff for the final engineering services implementation of this important project. Please contact me at 630-321-1133 if there are any questions.

Best Regards,

A handwritten signature in black ink that reads 'Ted Gray'.

Ted Gray, P.E., CFM, CPESC  
Engineer / Eco-Hydrologist  
Living Waters Consultants, Inc.

## **GRANT NARRATIVE FOR THE BORSE MEMORIAL PARK STREAM AND POND CONCEPT PLAN**

Tony and Florence Borse Memorial Park includes the headwaters of Sawmill Creek. In addition, a past shallow excavated pond is located west of the stream channel (see Stream and Lake Concept Plan).

Most of the existing stream channel includes severe and moderate streambank erosion. The length of streambank within the Park is approximately 1,028 linear feet. The following best management practices are proposed along the existing degraded stream channel and pond areas.

### Streambank Stabilization (980 LF of streambank)

Existing conditions include 4-foot tall bank slopes that are steep (1:1 H:V or steeper in some cases) and only partially vegetated. Proposed stream stabilization will include re-shaped slopes, rock toe, vegetation management, native plant seeding, native plant plug installation, erosion blanket, and/or other measures. Streambank stabilization will prevent and reduce pollutant loading into Sawmill Creek and the downstream Des Plaines River. Streambanks will be graded to blend into adjacent wetland and other riparian areas.



Existing example severe and moderate streambank erosion, with 4-foot tall banks, a dense monoculture of invasive buckthorn or turf grass, and steep side slopes. In many locations, both banks are eroding.

### Pond Enhancement (0.5 acres)

The proposed project includes converting the existing shallow pond west of Sawmill Creek into a deeper pond system with restored shoreline and side-channel wetland areas. The existing pond has water depths on average of 1 foot. The proposed enhancement includes excavation to remove existing



sediment and to install deep pools. This would provide enhanced fishing recreation. Wildlife and bird habitat would be expanded through the diverse water depths, and establishment of emergent wetland vegetation, aquatic plants, and deep pool areas. Mowed turf grass around most of the pond shoreline would be replaced with native plantings. A native planted shoreline would be provided around the perimeter of the pond. Shoreline access and/or path and bench access areas can be provided.



The existing pond at Borse Park is surrounded by manicured turf grass. Water depths are only 1 foot on average. The proposed project will include construction of deep pools and depth variability, shoreline naturalization, and installation of native plantings with emergent wetland, aquatic species, and shoreline native plantings. An option can include expansion of shoreline boundaries to the north and to the south.

#### Two Rock Riffle Structures (48 LF of streambank)

The proposed restored stream channel will be stabilized with two rock riffle grade control structures. The 2 structures would provide a total of 48 LF of grade control stabilization (including banks along both sides of the riffle structures). Riffle grade control will re-oxygenate the water column, increasing DO levels. Riffles will reduce channel downcutting as well as dissipate excess stream energy and reduce erosive forces against the streambanks. The riffles will also help to stabilize the existing upstream pedestrian crossing, as well as the proposed central pedestrian bridge crossing. It is noted that the upstream bridge crossing has footings that appear to be becoming exposed due to channel downcutting, and scouring. Riffle structures will be important to stabilize the proposed restored stream channel reach at the project site. The proposed rock riffle structures will diversify and improve in-stream habitat, and diversify stream substrate materials.



Channel downcutting is evident in part by the exposure of bridge footings at the existing pedestrian bridge crossing. Channel degradation, erosion, and downcutting can be prevented and reduced through the installation of rock riffle grade control structures across the channel. Proposed rock riffles will enhance in-stream habitat, reduce downcutting, reduce bank erosion, and improve water quality including dissolved oxygen.

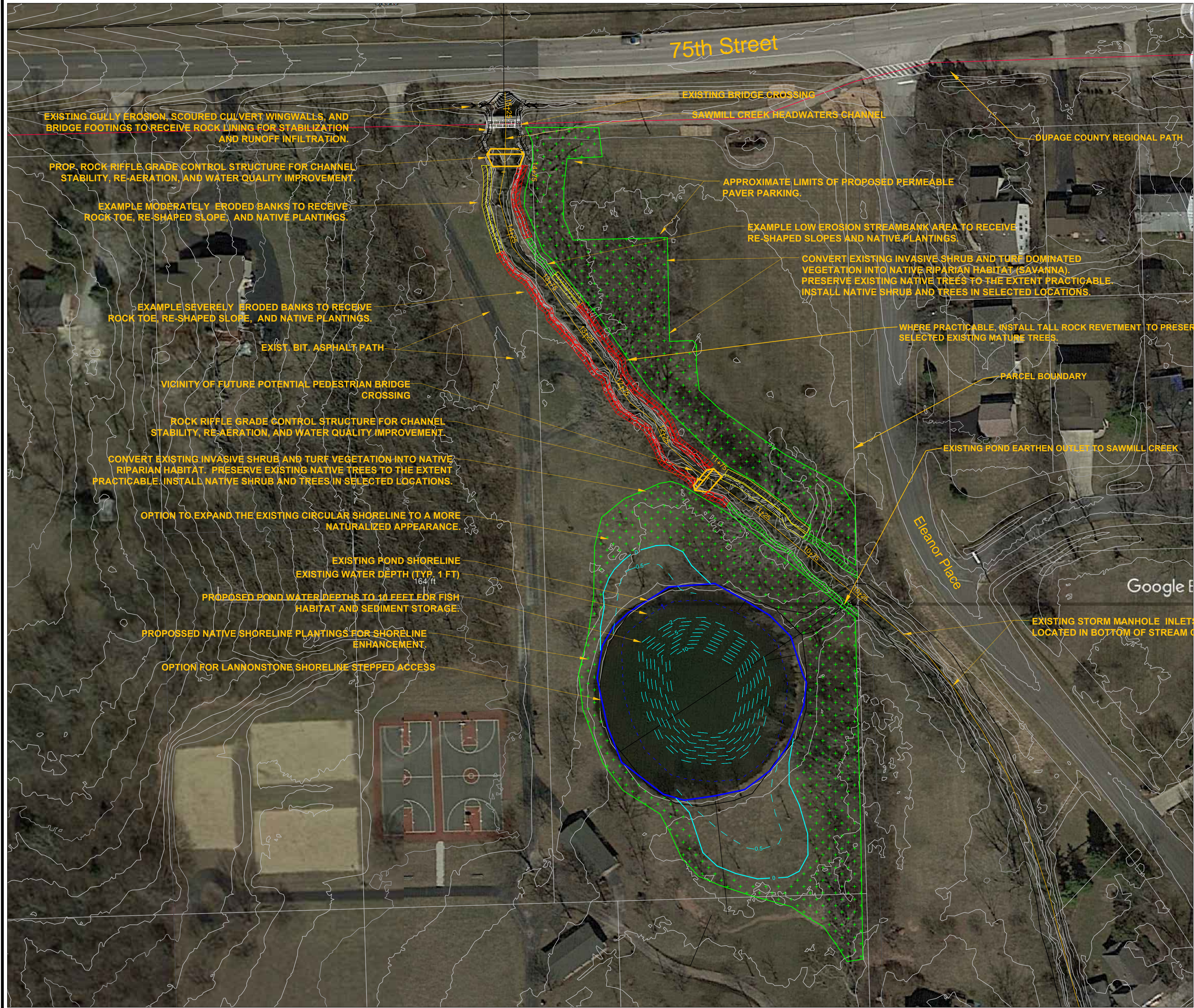
#### Native Riparian Plantings (1.6 acres)

The existing riparian vegetation at Borse Memorial Park is dominated either by invasive buckthorn shrub species, or manicured turf grass. Turf grass has a shallow root system, and does not adequately stabilize the steeply eroding banks. Buckthorn can create an understory monoculture that is densely shaded. As a result, it depletes native herbaceous understory vegetation, and it does not adequately stabilize the bank areas. Proposed deep-rooted native herbaceous, shrub, and tree plantings in the Project Area will be installed in approximately 1.6-acres of shoreline and streambank riparian corridor at the Project Site. The native plant buffer will filter runoff flowing through the stream channel. The native plant filter strip will also filter polluted runoff from 75<sup>th</sup> Street, and other upstream and adjacent areas. The urban filter strip will expand the area of wetland and buffer at the Project Site. The installation of deep-rooted plantings will improve infiltration of urban runoff and provide pollutant filtration (TSS, BOD). The plantings will also help prevent loss of bank soils and promote bank stability. Installation of plantings will also promote filtration and assimilation of nutrients (TP, TN) as well as contaminated runoff that can be discharged from surrounding upland areas. This will reduce pollutant loadings to the downstream Des Plaines River. Aquatic habitat along Sawmill Creek riparian corridor will be enhanced and diversified.

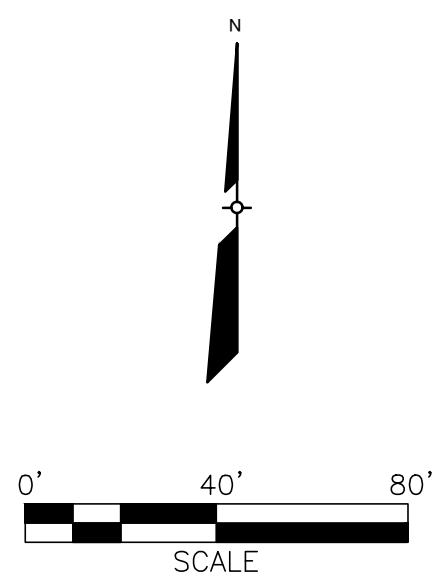


The existing streamside riparian area contains extensive invasive species including buckthorn and honeysuckle shrubs. Beyond the shrubs border, there is extensive manicured turf grass. Proposed native plantings will provide improved species diversity, habitat for pollinator species such as birds and butterflies, and reduce water quality impacts by filtering pollutants from the water column.





NOTES:  
1) CONCEPT PLAN – NOT FOR CONSTRUCTION.  
2) EXISTING 1-FT TOPOGRAPHIC CONTOURS ARE BASED ON THE DUPAGE COUNTY 2017 TOPOGRAPHIC DATA (NAVD88 DATUM).  
3) LIMITED SURVEY USING RTK-GPS WAS CONDUCTED BY LIVING WATERS CONSULTANTS, INC. JULY 21, 2023.



- LEGEND**
- ROCK TOE – SEVERE EROSION
  - ROCK TOE – MODERATE EROSION
  - RE-SHAPE SLOPE – SEVERE EROSION
  - RE-SHAPE SLOPE – MODERATE EROSION
  - PROPOSED RIFFLE STRUCTURE
  - NATIVE PLANTING AREA
  - ROCK LINING FOR STABILIZATION AND INFILTRATION
  - ROCK POINT
  - PROPOSED GULLY STABILIZATION
  - EXIST. POND SHORELINE
  - EXIST. POND WATER DEPTH (TYP. 1 FT)
  - PROP. POND SHORELINE
  - PROP. POND WATER DEPTH
  - EXISTING PEDESTRIAN BRIDGE CROSSING
  - STREAM CENTERLINE

 JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS  
Call 48 hours before you dig  
(Excluding Sat., Sun. & Holidays)  
1-800-892-0123

Living Waters Consultants, Inc. Burr Ridge, Illinois					
DRN	TRG	JULY 15, 2023			
DES	TRG	JULY 15, 2023			
CHK					
APP					
Copyright©					
Living Waters Consultants, Inc. All Rights Reserved		NO	REVISIONS	DRN	CHK DATE

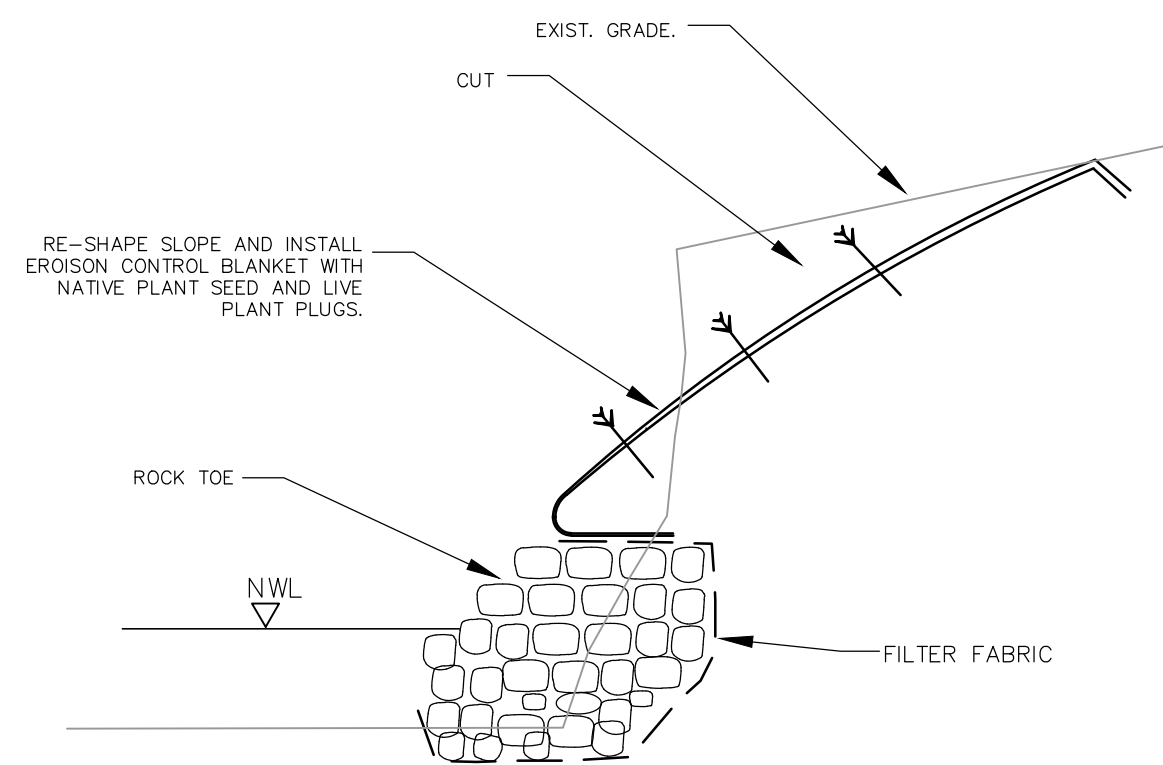


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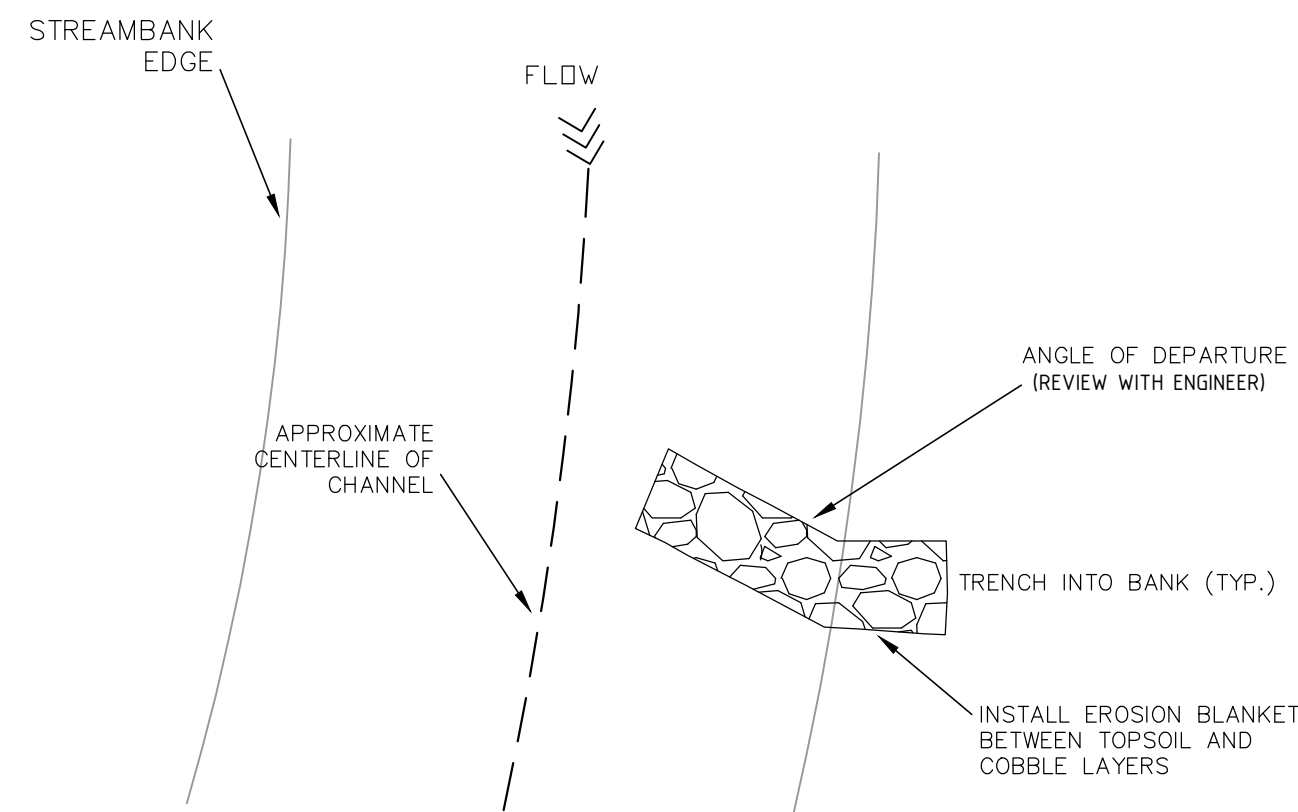


STREAM AND POND CONCEPT PLAN  
TONY AND FLORENCE BORSE MEMORIAL PARK  
VILLAGE OF WILLOWBROOK  
WILLOWBROOK, ILLINOIS



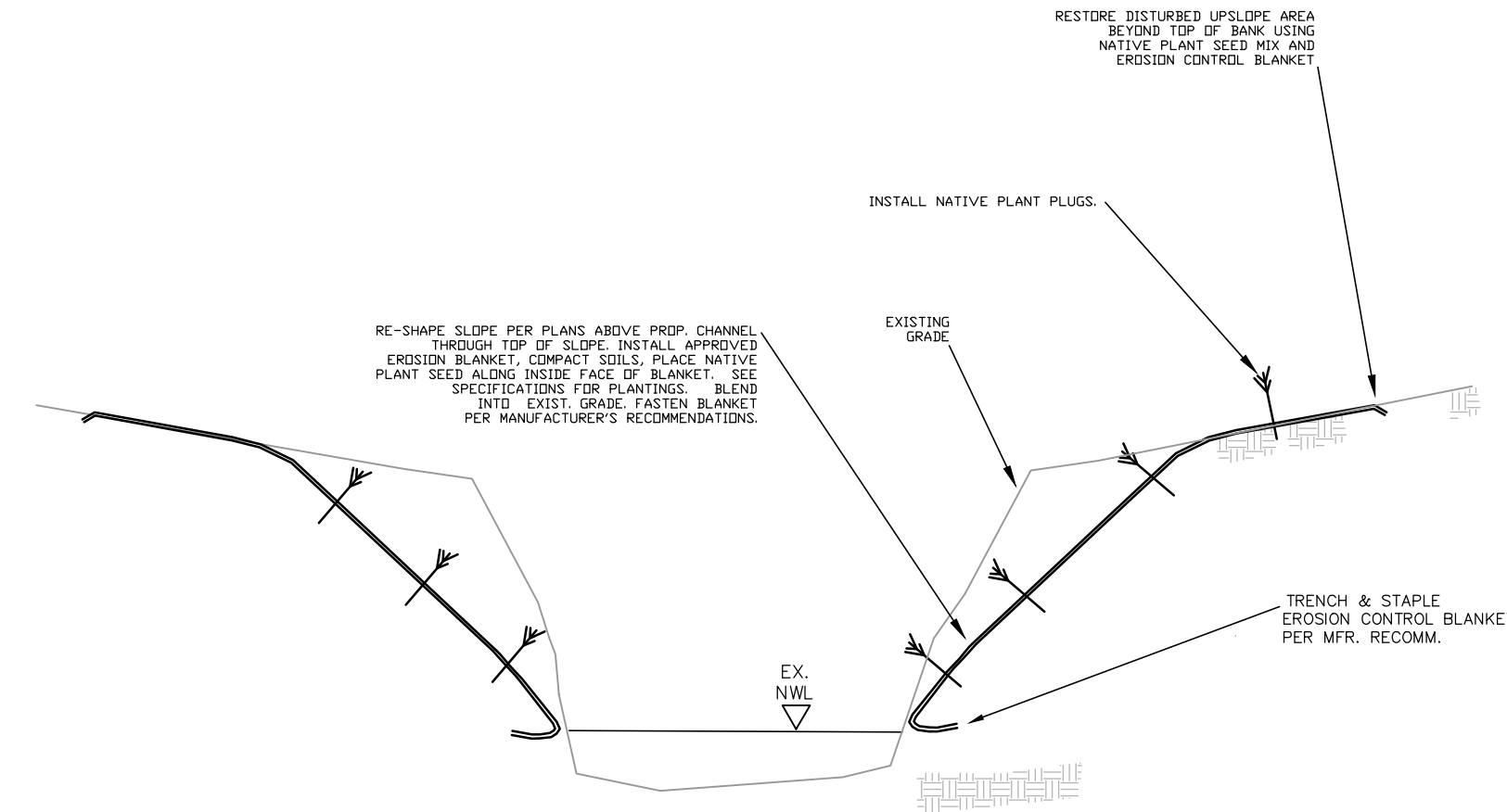


1 ROCK TOE / RE-SHAPE SLOPE  
NOT TO SCALE

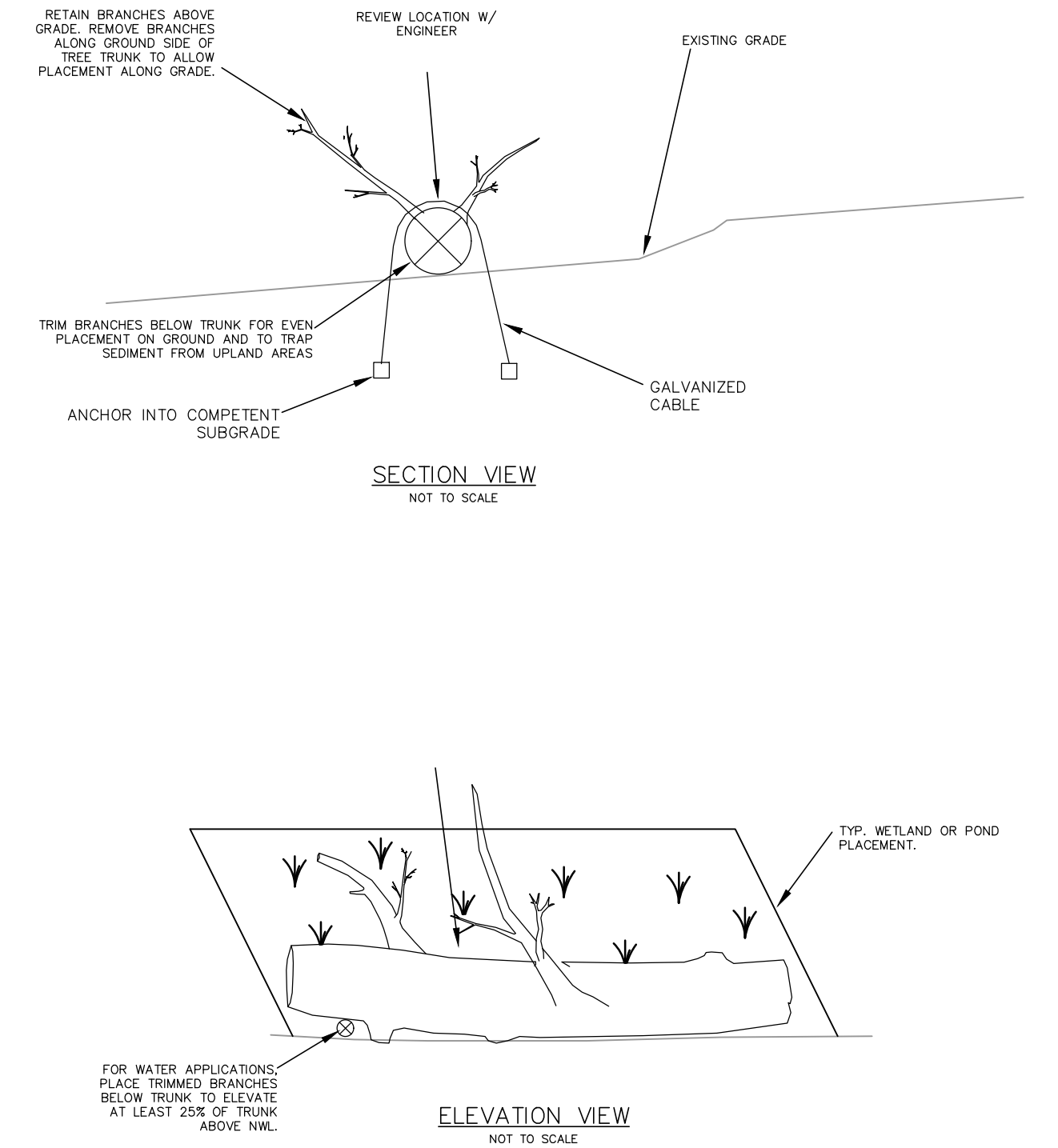


PLAN VIEW  
NOT TO SCALE

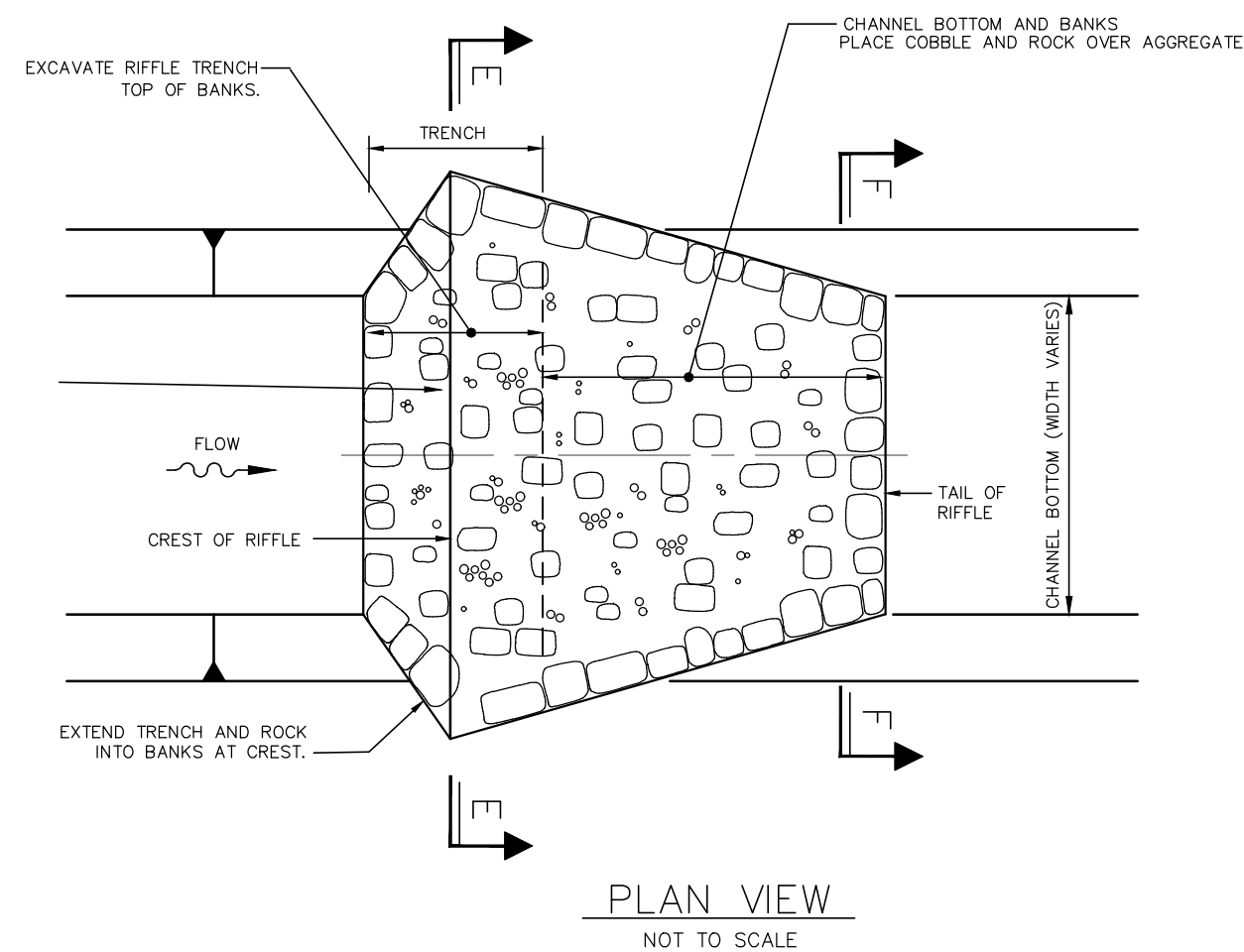
3 ROCK POINT  
NOT TO SCALE



5 RE-SHAPE SLOPE  
NOT TO SCALE



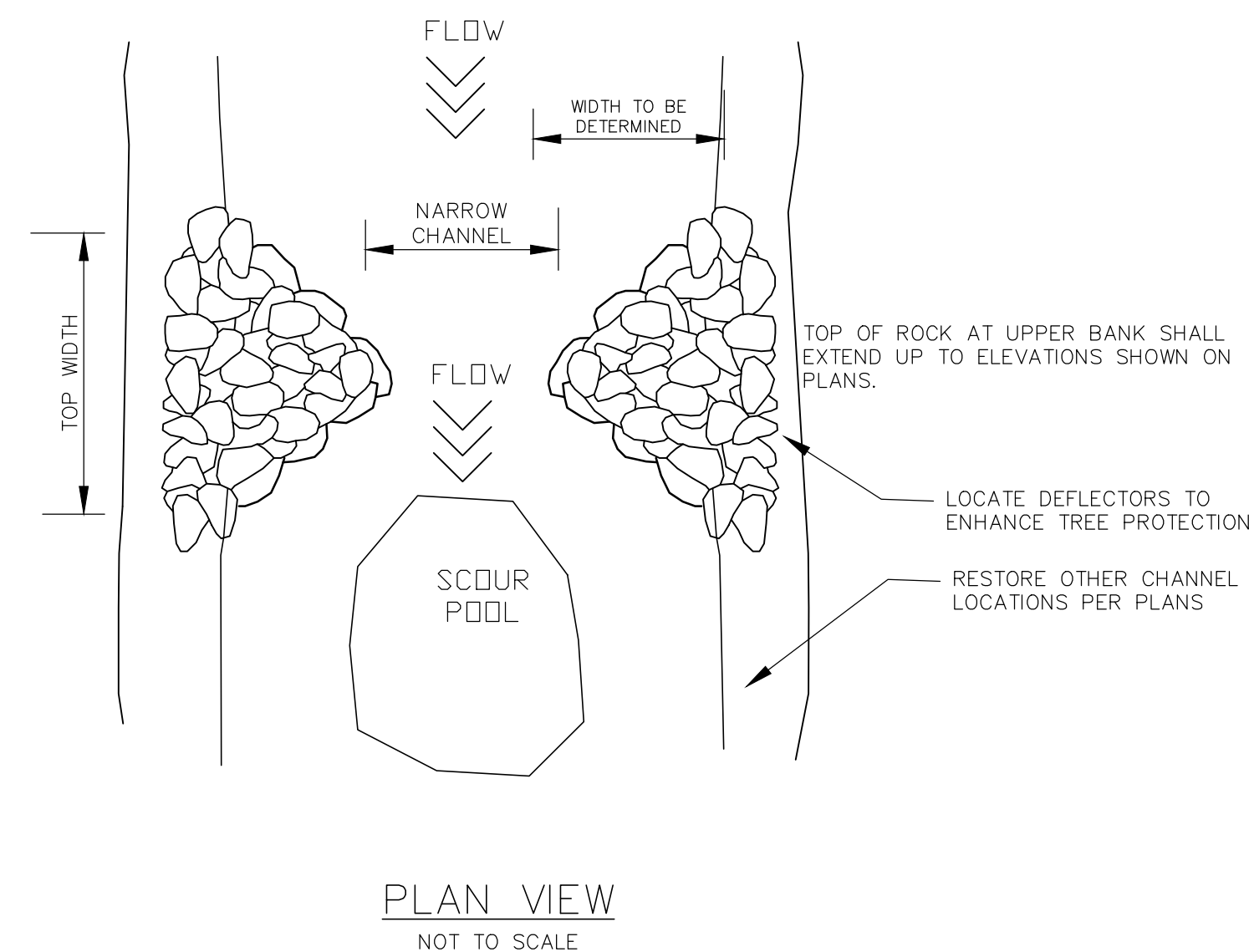
7 POND LOG HABITAT STRUCTURE  
NOT TO SCALE



PLAN VIEW  
NOT TO SCALE

2 ROCK RIFFLE - STREAM GRADE CONTROL  
NOT TO SCALE

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PLAN VIEW  
NOT TO SCALE

6 OPTION: DOUBLE ROCK DEFLECTORS FOR POOL HABITAT  
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## COMMITTEE OF THE WHOLE

**AGENDA ITEM NO: 5.d.**

**DATE:** September 11, 2023

**SUBJECT:**

DISCUSSION - FENCING OPTIONS AT MIDWAY PARK

### STAFF REPORT

**TO:** Mayor Trilla and Board of Trustees

**FROM:** Sean Halloran, Village Administrator  
Dustin Kleefisch, Director of Parks and Recreation  
Alex Arteaga, Assistant to the Village Administrator

**THROUGH:** Sean Halloran, Village Administrator

### PURPOSE AND ACTION REQUESTED

Staff is seeking approval to construct a fence around Midway Park as part of the Midway Park Improvement Project.

### BACKGROUND/SUMMARY

In fiscal year 2023-2024, the Board of Trustees approved \$1,800,000 in funding from the General Fund for the Midway Park Improvement Project. In January 2023, staff discussed a timeline and options with the Board of Trustees and received direction to begin communicating with the neighboring residents. As part of that Board presentation, staff proposed completing the Midway Park Improvement Project in 2023. On March 15, 2023, the Village hosted an Open House to gather feedback from the residents within the area.

After feedback from the residents, staff made several changes to the original proposal including the removal of pickleball courts. After the second Open House on May 11, 2023, there was a consensus of the neighborhood on the design option below:





The last remaining item of the project is to construct a fence around Midway Park to protect the three neighboring properties from visitors who are utilizing Midway Park. Staff released a Request for Proposal (RFP) on August 4, 2023, and opened three proposals on August 31<sup>st</sup>, 2023. In an effort to accommodate at least one of the residents, staff asked for nine options from the vendors. Below are the bid results:

Six Feet				
Fence Height	Material	Taza Const.	CMS Illinois	GC Designs
6 feet	Chain Link	\$ 42,931.35	\$ 70,200.00	\$ 145,400.00

Fence Height	Material	Taza Const.	CMS Illinois	GC Designs
6 feet	Vinyl	\$ 92,367.00	\$ 93,300.00	\$ 101,780.00

Fence Height	Material	Taza Const.	CMS Illinois	GC Designs
6 feet	Wooden	\$ 88,803.00	\$ 57,000.00	\$ 113,412.00
			\$ 75,700.00	

Eight Feet				
Fence Height	Material	Taza Const.	CMS Illinois	GC Designs
8 feet	Chain Link	\$ 51,603.75	\$ 88,900.00	\$ 193,382.00

Fence Height	Material	Taza Const.	CMS Illinois	GC Designs
8 feet	Vinyl	\$ 142,069.95	\$ 103,300.00	\$ 178,842.00

Fence Height	Material	Taza Const.	CMS Illinois	GC Designs
8 feet	Wooden	\$ 109,503.90	\$ 68,069.02	\$ 181,750.00
			\$ 85,550.26	

Ten Feet				
Fence Height	Material	Taza Const.	CMS Illinois	GC Designs
10 feet	Chain Link	\$ 70,433.55	N/A	N/A

Fence Height	Material	Taza Const.	CMS Illinois	GC Designs
10 feet	Vinyl		N/A	N/A

Fence Height	Material	Taza Const.	CMS Illinois	GC Designs
10 feet	Wooden		N/A	N/A





Staff is recommending a six-foot chained link fence to be installed surrounding Midway Park. An important factor to consider in a chained link style over vinyl or wooden is the potential of graffiti that can take place on a vinyl or wooden fence, which is a valid concern that has been raised by the neighbors. The lowest responsible and responsive bidder is Taza Construction. Staff has requested a black chained link fence, which will increase the price from \$42,931.35 to \$59,864.65, which still will make them the lowest bidder.

Please keep in mind that a chained link fence will be accompanied by 73 trees at Midway Park. The south end of Midway Park will be covered by a butterfly garden.

Below is a current structure that was a part of the Gower West project, which is identical to what staff is proposing:



If the Board recommends a fence over six feet in height, staff will have to send this proposal to the Plan Commission to request a variation at the next meeting.

### **FINANCIAL IMPACT**

If approved, the fence construction will be included in the Midway Park Improvement Project line item.

### **RECOMMENDED ACTION:**

Staff recommends entering into a contract with Taza Construction.

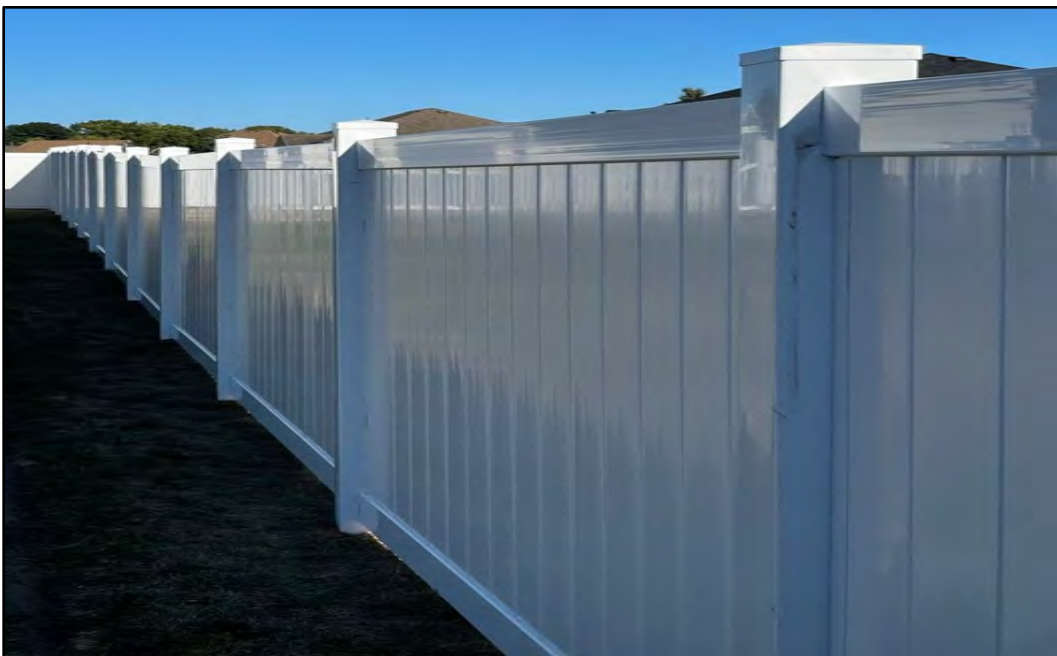


## ATTACHMENT A

### Chained Link Fence (Black)



### Vinyl







Vinyl

