

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

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m. by Mayor Frank Trilla.

2. ROLL CALL

Those physically present at roll call were Mayor Frank Trilla, Village Clerk Deborah Hahn, Trustees Mark Astrella, Sue Berglund, Umberto Davi, Michael Mistele, Gayle Neal, Gregory Ruffolo, Village Administrator Sean Halloran, Assistant to the Village Administrator Alex Arteaga, Director of Community Development Michael Krol, Director of Parks and Recreation Dustin Kleefisch, Chief Lauren Kaspar, Deputy Chief Benjamin Kadolph, Deputy Clerk Christine Mardegan, and Public Works Foreman AJ Passero.

Absent: Chief Financial Officer Lora Flori.

A QUORUM WAS DECLARED

Village Attorney Michael Durkin arrived at 5:33 p.m.

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Trustee Ruffolo to lead everyone in saying the pledge of allegiance.

4. VISITORS' BUSINESS

None present.

Trustee Davi advised the Board that he had received a message from resident Jim Nipperus regarding the Midway Park fencing discussion. The full email from Mrs. Donalynne Nipperus is in Attachment A.

As there were no speakers present, the Mayor continued to the next item.

5. ITEMS FOR DISCUSSION:

- a. PRESENTATION - DELTA MARRIOTT HOTEL OWNER PRESENTATION AND CONCEPT PROPOSAL FOR THE UNOCCUPIED SOUTHEAST WING OF THE EXISTING HOTEL

Director Krol advised that the owner of the Delta Marriott, Mr. Jamin Shah, had contacted the Village with a concept to reopen the southeast wing of the hotel. He noted that wing of the hotel had been closed for several years, with the agreement of the hotel, Village and Tri-State Fire District, due to inadequate fire protection in that wing. The area cannot

be used for guest occupancy, employee access, nor storage.

Mr. Shah was unable to attend this evening to present his plans. Administrator Halloran indicated that in discussions with Mr. Shah, he had hoped to renovate/refurbish that wing of the hotel and possibly build an entirely new hotel, possibly under another brand. The Village has requested renderings or plans, which have not been provided.

As the extent of the plans is not known at this time, the information will be brought before the Plan Commission and/or Board at a later date when additional information is known for any requests for project approval, permits, or any TIF funding issues.

The Mayor asked the Trustees to weigh in on the possibility of expansion on the hotel site. All six Trustees expressed strong opposition to the expansion plan for a variety of reasons including issues with the current hotel, lack of plans presented, and detrimental precedent in site usage. Although the Board is generally in favor of supporting local business expansion plans, the consensus was to reject the current proposal without further information.

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

Deputy Chief Kadolph reviewed the past and current safety and security concerns of residents and the Police Department at Borse and Midway Parks and the ongoing efforts to address these issues.

With an increase in the number of park programs and events, the ability to monitor these events with multiple cameras will enhance the department's alertness to potential concerns. The cameras would allow the police to monitor situations as they develop and provide the ability to monitor with less personnel and from remote locations.

The cameras recommended are similar to those being installed as part of the grant for the Attorney General's Organized Retail Crime Program. Installation of three (3) cameras in Borse Park and one (1) camera in Midway Park is recommended. These will provide coverage for all parking areas, structures, most walking paths and other activity areas.

The overall cost is approximately \$51,671 which includes the cameras at \$49,171 and electrical work at \$2,500.

Trustee Mistele asked about monitoring and alerts. Deputy Kadolph indicated that the cameras can be monitored from the department or in squad cars, and the system includes alert notification as well. Administrator Halloran noted, with an increase in vandalism in the past

year, this system will help with police investigations into any incidents. Deputy Kadolph noted that the presence of cameras in the parks may also aid in prevention by acting as a deterrent.

Trustee Mistele also asked how long the data is held. Deputy Kadolph responded that there are different settings that can be set for data retention in addition to the ability to download the data. Trustee Mistele also asked about other cameras in the Village and in the schools. Deputy Kadolph indicated additional cameras were being installed as part of the Attorney General's program for a total of 14 other cameras. He noted that the schools have their own camera systems, the data from which can be shared with the police department.

The consensus of the Board is to proceed with the purchase of the cameras for Borse and Midway Parks.

c. DISCUSSION - LIVING WATERS CONSULTANTS INC, STREAM AND POND  
ENHANCEMENT CONCEPT PLAN FOR BORSE MEMORIAL COMMUNITY PARK  
(OSLAD PHASE II GRANT)

Director Kleefisch opened the discussion into the concept plan presented by Living Waters Consultants, Inc. for the stream and pond enhancement at Borse Memorial Community Park to be included in the OSLAD grant application as part of Phase II of the park renovation.

He began by providing background information on the representative from Living Waters Consultants, Inc., Ted Gray, and the company. He also reviewed the current conditions of the stream and pond.

The concept plan developed by Living Waters Consultants, in addition to benefiting the park overall, will also help in making the Village's application for the OSLAD grant from the Illinois Department of Natural Resources more attractive with a portion of the project dedicated to natural resource conservation and wildlife enhancement.

Director Kleefisch then reviewed the proposed plan, designed to achieve the highest possible score on the OSLAD application while also significantly improving the natural resources and elements that the park has to offer. He addressed each of the severe conditions which currently exist and the proposed solution.

The cost of undertaking the project was proposed in two different methods: as a single-phase project and as a two-phase project. As a single-phase project, including both the streambank restoration and pond enhancements, including the engineering costs, is \$410,000.

As a two-phase project, separating the pond and streambank, the cost of the pond enhancement including engineering, would be \$207,000. The cost

of the streambank restoration, including engineering would be \$267,500, making the total investment as a two-phase project would be \$474,500.

Staff recommends completing the project in one-phase, realizing a cost savings of \$64,000 to \$100,000 based on savings from Living Waters and contractor mobilization and setup.

Trustee Berglund noted that there have been comments on social media where residents felt the Village was not taking any action on the water features of the park and asked if Director Kleefisch or Mr. Arteaga could address those concerns. Administrator Halloran indicated that staff is aware of the issue and had responded to the resident directly to address their concerns.

Trustee Davi asked if anything similar had been done in the Village. Director Kleefisch indicated that the restoration of Willow Pond was a similar project. The Trustee asked for the cost of the Willow Pond project. Although Director Kleefisch was not sure of the cost, Mayor Trilla indicated he remembered seeking the OSLAD grant at the time, and to the best of his recollection, the project cost was around \$675,000.

Trustee Davi also wanted to know where the money would come from for this project, particularly if the OSLAD grant was not received. Director Kleefisch indicated that for the Borse Park Project, the Village was seeking multiple grants for multiple parts of the project. Although hoping for the best in the receipt of multiple grants, staff has budgeted for the project under the Capital Improvement funds. Administrator Halloran reminded the Board that the Borse Park Project is a multi-phase project and would be planned in the budget for each year of the project.

The consensus of the Board was to move forward as staff proposes.

#### d. DISCUSSION - FENCING OPTIONS AT MIDWAY PARK.

Administrator Halloran indicated that the last item remaining in the Midway Park Redevelopment project is the perimeter fencing. He indicated that numerous discussions had been held with the owners of the three adjoining properties by himself as well as Director Kleefisch and Foreman Passero.

In seeking bids for the project, in an effort to accommodate at least one of the residents, the vendors were asked for nine options, to include three different heights, and three different materials.

Staff recommends a six-foot chain link fence. One important factor in considering chain link over wood or vinyl is to reduce the potential for graffiti, a concern raised by some of the neighbors. In addition, the plan for the park includes the planting of 73 trees on the east and west side

of the park, further obscuring the fencing.

Two of the three neighbors support the proposed fencing. Director Kleefisch spoke with one of the neighbors who indicated that in addition to the 6-foot chain link fence, they would like a double row of arbor vitae plantings. He noted that staff has stressed that in addition to considering functionality, safety and security, the desire is to make the park aesthetically pleasing as well.

Mayor Trilla provided a personal testimonial supporting a chain link fence in conjunction with natural plantings. He indicated that once the trees and bushes matured, the fence was hardly visible, and the chain link is durable and effective.

The consensus of the Board was to install the six-foot, black, chain link fencing at the Midway Park project.

#### ADJOURNMENT

MOTION: Made by Trustee Mistele and seconded by Trustee Berglund to adjourn the Special Meeting at the hour of 6:10 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.

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Frank A. Trilla, Mayor

Minutes transcribed by Deputy Clerk Christine Mardegan.

Minutes Committee of the Whole 09-11-2023  
Attachment A

**From:** [Donalynne J. Nipperus](#)  
**To:** [Frank Trilla](#); [Sean Halloran](#); [Dustin Kleefisch](#); [Alex Arteaga](#); [villageclerk@gmail.com](mailto:villageclerk@gmail.com); [Mark Astrella](#); [Sue Berglund](#); [Umberto Davi](#); [Michael Mistele](#); [Gayle Neal](#); [Greg Ruffolo](#)  
**Cc:** [RMB Heating](#)  
**Subject:** Agenda Item no. 5.d. Discussion on fencing options at Midway Park  
**Date:** Monday, September 11, 2023 4:45:56 PM

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Good Afternoon,

As I am aware that there will be a discussion and that staff is seeking approval to construct fencing around Midway Park,

As you are aware as a homeowner who is being one of the ones that is being directly effected as to all of the so called improvements at Midway. What was nice a beautiful calm and pleasant area will now be filled with events and cars amongst other things.

I have a major interest as to what and how this will impact our property. When we moved to this area 20+ years ago we did not move next to an active park. We built our dream home next to a beautiful passive park and loved participating in soccer games and other actives at the park. We once had an amazing view of green grass, trees and wildlife. Days filled with nothing but the sound of birds. Fast forward to all that beauty being taken away in just a few short months. Current view is a construction sight.

We all know that change whether good or bad does happen.

As I have had a few conversations with Mr. Kleefisch and my concern about privacy and security. I have on more than one occasion made this know, that I do not believe a chain link fence offers the current residence that will be impacted the most any type of or level of safety.

We have one of the larger lots in Willowbrook and have enjoyed our property as a relaxing sanctuary after a long day work. We enjoyed the country feel of Willowbrook and it's open spaces which no longer exist. Turning our Village into just another city. With the new development that will be completed at any time, I now have a neighbor. We also have a inground swimming pool and pole barn on our property which you can all see from the renderings that were on display at the open houses. Once Midway Park is open for business we will no longer have that secure feeling. I am hoping that the board takes my concerns seriously and looks at other options than chain link fencing. We all know that chain link fencing is less expensive, however I think the privacy and safety is very important to the residence that are taking the direct impact of the new development.

I am hoping that a decision is not made tonight. I would personally like to invite you to our home and see why I feel a chain link fence is not suitable.

Please feel free to reach out to me at anytime.

***Donalynne J. Nipperus***