

A G E N D A

COMMITTEE OF THE WHOLE MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, JUNE 24, 2024, AT 5:30 P.M. AT THE COMMUNITY RESOURCE CENTER (CRC), 825 MIDWAY DRIVE, WILLOWBROOK, IL, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. VISITORS' BUSINESS - Public Comment is Limited to Three Minutes Per Person
5. OMNIBUS VOTE AGENDA
 - a. WAIVE READING OF THE MINUTES (APPROVE)
 - b. MINUTES - BOARD OF TRUSTEES COMMITTEE OF THE WHOLE MEETING, MAY 28, 2024 (APPROVE)
6. ITEMS FOR DISCUSSION:
 - a. DISCUSSION OF AN AMENDMENT TO THE BUSINESS DISTRICT
 - b. AMENDMENT TO THE PARK RENTAL ORDINANCE FOR THE ADDITION OF MIDWAY PARK AS A POTENTIAL RENTAL OPTION
 - c. WILLOWBROOK STREET NAME SIGNS REPLACEMENT - DESIGN PROPOSALS
 - d. MIDWAY DRIVE AND ELEANOR PLACE SPEED TABLE UPDATE
7. ADJOURNMENT

MINUTES OF THE COMMITTEE OF THE WHOLE OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, MAY 28, 2024 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, and Gayle Neal, Village Attorney Tom Halleran, Village Administrator Sean Halloran, Assistant Village Administrator Alex Arteaga, Director of Parks and Recreation Dustin Kleefisch, Director of Community Development Michael Krol, Chief Lauren Kaspar, Deputy Chief Gerard Wodka, Deputy Clerk Christine Mardegan, and Director of Public Works Rick Valent.

ABSENT: Trustee Gregory Ruffolo, Chief Financial Officer Lora Flori, Deputy Chief Benjamin Kadolph.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Chief Kaspar to lead everyone in saying the pledge of allegiance.

4. VISITORS' BUSINESS

None present.

5. OMNIBUS VOTE AGENDA

- a. WAIVE READING OF THE MINUTES (APPROVE)
- b. MINUTES - BOARD OF TRUSTEES COMMITTEE OF THE WHOLE MEETING - APRIL 22, 2024 (APPROVE)

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

MOTION: Made by Trustee Davi and seconded by Trustee Berglund to approve the Omnibus Vote Agenda as presented.

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

MOTION DECLARED CARRIED

6. ITEMS FOR DISCUSSION:

- a. HOMELAND SECURITY TRAINING INSTITUTE (HSTI) PARTNERSHIP

Deputy Wodka noted the Police Department is seeking feedback from the Board on forming a partnership with the Homeland Security Training Institute (HSTI), located at the College of DuPage in Glen Ellyn, for continuing officer training.

HSTI offers multi-faceted training in state-of-the-art facilities offering the following features:

- Tactical indoor firing range - allows for more realistic training including the use of vehicles and different lighting situations.

- Classrooms and firearm cleaning stations - easy transition from tactical training to classroom.

- Realistic 4-D immersive street scene allowing for multiple scenarios using vehicles, building mockups, varied lighting, and live feeds of training to classrooms and observation spaces.

- 300-degree video simulator (VIRTRA) - HSTI provides trained technicians to operate the system, eliminating the need to train Village staff. The system provides training to test the trainee's critical thinking skills and psychological preparedness from close quarter combat to no-shoot situations. Provides more realistic visual effects.

- Mat room - for defensive tactics, handcuffing, and physical tactical maneuvers. Allows trainees to practice effectively controlling situations without weapons.

Deputy Chief Wodka outlined the pricing structure of the program. For an annual fee of \$4500.00, departments are allowed to pick and choose from available tactical training courses utilizing the various facilities. The Village's current training and firearm range budget would cover the cost of this additional resource.

Mayor Trilla asked how it was decided which officers need what training. Deputy Chief Wodka indicated that the local training instructors would be aware of who requires what training based on the department's training guide, and who might need more training or practice in certain areas.

Administrator Halloran noted that this type of training is required by the State of Illinois recent "Safety Act" calling for scenario-based training. As part of the Capital Improvement Projects, \$100,000.00 was budgeted coming up in the next few years for virtual training systems. This program would eliminate the need to invest in our own systems.

Trustee Neal questioned whether this training was for patrol officers only, or also for sergeants and deputy chiefs as well. Deputy Chief Wodka indicated it would apply to all sworn officers.

The Board agreed that this program and partnership should be pursued by the Willowbrook Police Department.

b. PARTNERSHIP WITH LAKE HINSDALE VILLAGE HOMEOWNERS ASSOCIATION TO OFFER SPECIAL EVENTS AND PROGRAMMING ON LAKE HINSDALE VILLAGE PROPERTY

Director Kleefisch indicated that staff was approached late last fall by the Lake Hinsdale Village (LHV) Homeowners Association (HOA) to provide parks and recreation and/or Active Adult programming on site at LHV.

The northwest areas of the Village have a high concentration of residents who have not participated in events and activities. As the residents of LHV account for a large portion of this population, this area has been identified as a key territory for increasing awareness and participation in the department's programs and events.

After discussions with the HOA representatives to determine their interests and the logistics of offering programs on site, a pilot program of three special events and an aerobic dance class were identified as the best fit. Staff feels this is a package that could be offered to other HOAs as well.

The overall program costs would be low, under a thousand dollars, requiring equipment and supplies already on hand at the Village, and replicating existing programs.

Trustee Neal expressed her displeasure at not being made aware of the discussions prior to this briefing. As a resident of LHV, she feels that she should have been included in the discussions between the HOA and Park Department. She also expressed concerns with certain logistics of the pilot program, including payment and parking.

Mayor Trilla expressed his enthusiasm for the program, indicating it is of benefit to the local community and giving back to a segment of the population which includes many long-term residents.

Trustee Mistele asked how the fees for the programs would be collected. Director Kleefisch indicated that the Village would collect the fees, just as they do for other programs from any other resident of the Village through the Park Department's registration software, ActiveNet.

The Board expressed its consensus on moving forward with the pilot program at Lake Hinsdale Village.

c. DISCUSSION OF NEW EQUIPMENT PURCHASES FOR THE CONTINUING PARTNERSHIP WITH THE ILLINOIS ATTORNEY GENERAL (AG) ORGANIZED RETAIL CRIME (ORC) PROGRAM.

Chief Kaspar provided background on the grant program through the Illinois Attorney General's (AG) office to provide funding to combat Organized Retail Crime (ORC) and grants already provided to the Village and the action that has been taken to date.

This discussion refers to the new grant funding received in 2024 and the purchase of additional cameras to add to the existing system. In upcoming Board meetings, the department will present items to create an IGA with the AG's office, a proposal for additional equipment purchases, new licensing agreements for placement of the new cameras, and a budget amendment to account for this unplanned expenditure.

Trustee Davi wanted to know if the new equipment would work in conjunction with the previous purchases. Chief Kaspar indicated it would. Trustee Mistele asked if the existing cameras were effective. The Chief noted that they have been effective for multiple incidents including hit and run, retail theft, damage to property, etc. Deputy Chief Kadolph has maintained a record of events, which is unfortunately not available at this meeting.

The Board agreed to move forward with the ORC program.

7. ADJOURNMENT

MOTION: Made by Trustee Mistele and seconded by Trustee Berglund to adjourn the Committee of the Whole meeting at the hour of 5:56 p.m.

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

MOTION DECLARED CARRIED

PRESENTED, READ, and APPROVED.

_____, 2024.

Frank A. Trilla, Mayor

Minutes transcribed by Administrative Assistant Jody Wegrzynski.



COMMITTEE OF THE WHOLE

AGENDA ITEM NO: 6.a.

DATE: June 24, 2024

SUBJECT:

DISCUSSION OF AN AMENDMENT TO THE BUSINESS DISTRICT

STAFF REPORT

TO: Mayor Trilla and Board of Trustees

FROM: Sean Halloran, Village Administrator

THROUGH: Sean Halloran, Village Administrator

PURPOSE AND ACTION REQUESTED

The purpose of this item is to have a discussion with the Board of Trustees regarding an amendment to the existing Business District boundaries.

BACKGROUND/SUMMARY

In 2016, the Village Board adopted an ordinance creating a Business District that covered the properties east of Kingery Highway from Pete's Fresh Market to Portillo's (see map). The purpose of the request and subsequent approval was based on the feedback staff received at the time from commercial property owners who faced challenges finalizing redevelopment projects.

The public finance consultant Ehlers Associates was hired to review the financial data, including project pro formas and gap analysis reports. The final report concluded that a Business District was the best solution for the property owners and the Village. Since that time, the Village has seen incredible growth in sales tax revenue and continuous growth in business district tax revenue year over year. Lastly, the Board has subsequently approved three economic development deals within the Business District that have significantly improved and stabilized the Village's revenue base.



Aerial View of Business District



As mentioned in Budget Workshop #2, the Village Administrator's Office's strategic priorities included a review of amending the Business District's boundaries. Village staff commissioned SB Friedman Development Advisors, LLC to evaluate the eligibility of two proposed expansion areas for inclusion in the Illinois Route 83/Plainfield Road Business District (BD). The attached study examines the East Expansion Area and the West Expansion Area to determine their qualification as "blighted areas" under the Illinois Business District Development and Redevelopment Law. The findings of this study will guide the Village in its decision to expand the existing business district.

Overview of Expansion Areas

East Expansion Area:

- **Location:** Bounded by 69th Street to the north and Plainfield Road to the south.
- **Current Use:** Hosts a Chase Bank and a multi-tenant office building.
- **Size:** Approximately 2.2 acres.

West Expansion Area:

- **Location:** Nine parcels along Kingery Highway, bordered by Kingery Highway to the east, Crest Road to the west, Plainfield Road to the south, and 69th Street to the north.
- **Size:** Approximately 4.0 acres.



Eligibility Criteria and Findings

To qualify as "blighted areas," the expansion areas must exhibit one or more of the following factors: defective street layout, unsanitary conditions, site deterioration, improper subdivision, or conditions endangering life or property. Additionally, these factors must contribute to economic or social liabilities, economic underutilization, or public health and safety risks.

East Expansion Area Findings:

1. **Defective, Non-Existent, or Inadequate Street Layout:**
 - Difficulty in entering and exiting the site due to inadequate signage and access points.
 - Increased traffic challenges and potential safety risks due to improper street layout.
2. **Deterioration of Site Improvements:**
 - Observable deterioration of parking surfaces and building structures, including cracked asphalt and damaged facades.

These issues have led to the economic underutilization of the area, evidenced by a slower growth in property values compared to the rest of the Village.



West Expansion Area Findings:

1. Defective, Non-Existent, or Inadequate Street Layout:

- Multiple access points along Kingery Highway cause congestion and pose safety risks.
- Lack of sidewalks due to the presence of a stormwater ditch, reducing walkability.

2. Deterioration of Site Improvements:

- Deteriorated parking surfaces, walkways, and building exteriors.

The West Expansion Area also shows signs of economic underutilization, with property values growing more slowly than those in the rest of the Village.

Additional Findings and Compliance

Both expansion areas meet the following additional requirements for inclusion in the business district:

1. Lack of Growth and Development through Private Investment:

- Both areas have experienced lower growth rates and limited private investment compared to the rest of the Village.

2. "But For" Requirement:

- Redevelopment of these areas is unlikely without their inclusion in the business district, which would provide necessary public resources for improvements.

3. Contiguity and Substantial Benefit:

- The parcels in both expansion areas are contiguous with the existing business district and would benefit directly from the expansion.

4. Conformance to Village Plans:

- The inclusion of the expansion areas aligns with the Village's Comprehensive Plan, ensuring cohesive development.

Recommendation

The eligibility study concludes that both the East and West Expansion Areas qualify as "blighted areas" under the Illinois Business District Development and Redevelopment Law. Their inclusion in the Illinois Route 83/Plainfield Road Business District is expected to address the existing infrastructure and economic deficiencies, promoting redevelopment and economic growth. The Village of Willowbrook is recommended to proceed with the expansion to foster a more vibrant and economically viable business district.

FINANCIAL IMPACT

If approved, there will be marginal attorney and consulting fees to finalize the implementation.

RECOMMENDED ACTION:

Staff is looking for direction on amending the Business District boundaries.



VILLAGE OF WILLOWBROOK, ILLINOIS

Illinois Route 83/Plainfield Road Business District

Expansion Areas Eligibility Study

FINAL REPORT | June 20, 2024



VILLAGE OF WILLOWBROOK, IL
**Illinois Route 83/Plainfield Road Business District
Expansion Areas Eligibility Study**

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1. Introduction

The Village of Willowbrook, Illinois (the “Village”) engaged SB Friedman Development Advisors, LLC (SB Friedman) to conduct eligibility studies for two potential expansion areas: the “East Expansion Area” and the “West Expansion Area” (together, the “Expansion Areas”) to be amended into the existing Illinois Route 83/Plainfield Road Business District (the “Existing BD”) under the provisions of the Illinois Business District Development and Redevelopment Law (65 ILCS 5/11-74.3-1 et seq., as amended the “Law”). The Existing BD and the Expansion Areas are illustrated in **Map 1**.

This document (the “Eligibility Study”) summarizes the eligibility findings for the Expansion Areas. SB Friedman has prepared this Eligibility Study with the understanding that: 1) the Village would rely on the findings and conclusions of this Eligibility Study in proceeding with the expansion of the Existing BD in compliance with the Law, and 2) the Expansion Areas would adopt the redevelopment objectives outlined in the Existing BD’s original business district plan (the “Original Plan”) once amended into the Existing BD.

The East Expansion Area

The East Expansion Area encompasses one parcel bounded by 69th Street to the north and Plainfield Road to the south. There is currently a Chase Bank and a multi-tenant office building on site.

The East Expansion Area contains approximately 2.2 acres of land, of which approximately 0.1 acres are rights-of-way.

The legal description of the East Expansion Area and a list of Property Index Numbers (PINs) are included in **Appendix 1** and **Appendix 2**, respectively.

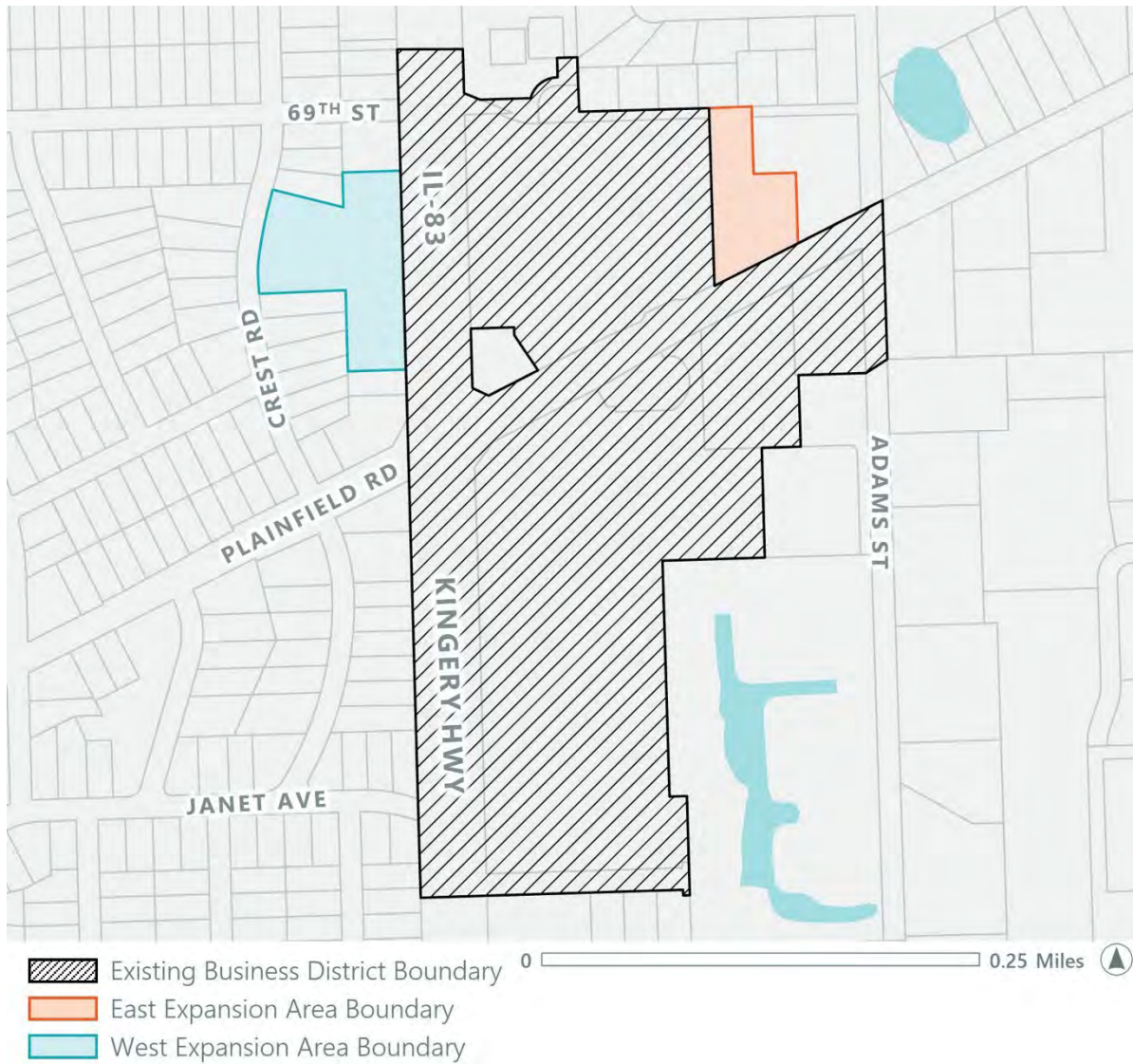
The West Expansion Area

The West Expansion Area consists of a total of nine parcels along Kingery Highway. It is roughly bounded by Kingery Highway to the east, Crest Road to the west, Plainfield Road to the south and 69th Street to the north.

The West Expansion Area contains approximately 4.0 acres of land.

The legal description of the West Expansion Area and a list of PINs are included in **Appendix 1** and **Appendix 2**, respectively.

Map 1: Existing BD & Expansion Areas



Sources: DuPage County, Esri, SB Friedman, Village of Willowbrook

2. Eligibility Study – East Expansion Area

The East Expansion Area suffers from deteriorated site improvements and a defective and inadequate street layout. The East Expansion Area will benefit from a strategy to improve physical conditions and address deteriorating infrastructure, allowing for economic growth and redevelopment.

The eligibility findings presented herein cover events and conditions that were determined to support a finding that the East Expansion Area qualifies as a “blighted area” under the Law.

Eligibility Provisions of the Illinois Business District Development and Redevelopment Act

In order to impose taxes within a business district, a municipality must find that the area meets the “blighted area” provision under the Law and satisfies several other findings and tests. These eligibility criteria are summarized below.

BLIGHTED AREA DEFINITION

A business district can be considered a blighted area under the Law by the predominance of at least one of the following five factors:

- Defective, Non-Existent or Inadequate Street Layout
- Unsanitary or Unsafe Conditions
- Deterioration of Site Improvements
- Improper Subdivision or Obsolete Platting
- Existence of Conditions which Endanger Life or Property by Fire or Other Causes

In addition, the presence of the factor(s) must have at least one of the following four effects on the business district:

- Retard(s) the Provision of Housing Accommodations
- Constitute(s) an Economic or Social Liability
- Constitute(s) an Economic Underutilization of the Area
- Constitute(s) a Menace to the Public Health, Safety, Morals or Welfare

OTHER REQUIRED FINDINGS AND TESTS

Four additional findings and tests are required to be satisfied to add land into an existing business district:

1. **Lack of growth and development through private investment.** The Village is required to evaluate whether a proposed business district or proposed business district expansion area has been subject to growth and development through investment by private enterprises and must substantiate a finding of lack of such investment prior to establishing a business district or adding land to an existing business district.

2. **"But for" the creation or expansion of a business district, the area would not be redeveloped.** The Village must find that the area would not reasonably be anticipated to be developed or redeveloped without the adoption of the business district plan.
3. **Contiguity and substantial benefit.** The boundary of a proposed business district or proposed business district expansion area must contain contiguous parcels that are directly and substantially benefited by the plan.
4. **Conformance to the plans of the Village.** A business district plan must conform to the Village's most recent comprehensive plan and any master plans applicable to the proposed business district or proposed business district expansion area.

Methodology Overview

SB Friedman conducted the following analyses to determine whether the East Expansion Area qualifies as a blighted area, as defined by the Law:

- Parcel field observations and photography in March 2024 documenting external conditions of properties and infrastructure;
- Analysis of historic trends in equalized assessed value (EAV) for the last six years (five year-to-year periods) for which data are available and final (2017-2022) from the DuPage County Supervisor of Assessments Office and the Downers Grove Township Assessor's Office;
- Review of a memo from the Village dated April 5th, 2024 (the "Village Memo"); and
- Review of the Village's current Comprehensive Plan (the "1993 Comprehensive Plan").

All properties were examined for qualification factors consistent with the blighted area requirements of the Law.

Eligibility Findings

BLIGHTED AREA FINDING

SB Friedman's research indicates the East Expansion Area qualifies as a blighted area due to the predominance of the following two factors:

1. Defective, Non-Existent or Inadequate Street Layout
2. Deterioration of Site Improvements

Defective, Non-Existent or Inadequate Street Layout

SB Friedman conducted fieldwork and collected data from the Village to assess the street layout and transportation challenges within the East Expansion Area.

The Village Memo indicates that it is challenging to enter and exit the site from the two access points at Plainfield Road, especially from the eastbound lanes. Due to a lack of signage, drivers assume they can enter and exit from either access point as well as turn left to exit the East Expansion Area and go east on Plainfield Road. This makes it difficult to exit the site at all times of day. The Village Memo describes the current level of

access as defective and inadequate. These defects and inadequacies in street layout are present throughout the East Expansion Area.

Deterioration of Site Improvements

Physical deterioration of surface improvements and buildings was observed throughout the parcel. The most common form of deterioration was on surface improvements, especially parking surfaces. Catalogued surface improvement deterioration included cracking and crumbling asphalt. Catalogued building deterioration included damage to the façade, fascia and soffit.

This factor was found to be meaningfully present and reasonably distributed throughout the East Expansion Area.

Effect of Blighting Factors on the East Expansion Area

It appears the present blighting factors have the following effect on the East Expansion Area:

- Constitute an Economic Underutilization of the Area

ECONOMIC UNDERUTILIZATION OF THE AREA

An evaluation of change in property values over time is one of the clearest indicators of whether an area is meeting its economic potential. SB Friedman analyzed the change in the equalized assessed of the parcel in the East Expansion Area from 2017 to 2022 in comparison to the remainder of the Village.

The East Expansion Area has grown more slowly than the balance of the Village over the last five years. During that time, the East Expansion Area grew by 13.4%, while the balance of the Village grew by 18.7%. The compound annual growth rate (CAGR) of the EAV for the East Expansion Area was approximately 2.5% from 2017 to 2022, whereas the CAGR of the EAV for the balance of the Village over the same period was approximately 3.5%. These results are shown in **Table 1** below.

Table 1: Overall Growth in EAV of East Expansion Area and Balance of the Village (2017 – 2022)

	2017	2022
East Expansion Area Parcel EAV	\$655 K	\$742 K
Percent Change	---	13.4%
CAGR	---	2.5%
Village EAV Less East Expansion Area Parcel	\$438.3 M	\$520.3 M
Percent Change	---	18.7%
CAGR	---	3.5%

Sources: Downers Grove Township Assessor's Office, DuPage County Supervisor of Assessments, SB Friedman

Compared to the remainder of the Village, the East Expansion Area's property values have grown more slowly from 2017 to 2022. The fact that the East Expansion Area has not attained property value growth on par with the remainder of the Village indicates that the area is economically underutilized.

Other Required Findings and Tests

In addition to the finding of blight, the Law requires that four required findings and tests be satisfied for the designation or expansion of an existing business district. SB Friedman's research, as described below, indicates that the East Expansion Area satisfies these requirements.

1. LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT

As described above and shown in **Table 1**, overall growth in property value within the East Expansion Area has been substantially lower than the remainder of the Village from 2017 to 2022. This indicates a lack of growth and private investment in the East Expansion Area.

Finding: *The East Expansion Area as a whole has not been subject to growth and development through investment by private enterprises.*

2. "BUT FOR" ITS ADDITION TO THE EXISTING BD, THE EAST EXPANSION AREA WOULD NOT ACHIEVE DESIRED REDEVELOPMENT GOALS

Without the support of public resources, the Original Plan's redevelopment objectives would most likely not be realized in the East Expansion Area. The improvements and development assistance needed to upgrade existing infrastructure and support new development and redevelopment are extensive and costly. The private market, on its own, has shown little ability to absorb all such costs. The Village has limited capacity to fund capital improvements of the sort that appear necessary to remove blighting factors.

Given the relative lack of growth in property value, defective and inadequate street layout, and existing surface and building deterioration, substantial redevelopment and economic growth in the East Expansion Area is unlikely to occur without the addition of the East Expansion Area to the Existing BD.

Finding: *The East Expansion Area would not reasonably be anticipated to be redeveloped without its addition to the Existing BD.*

3. CONTIGUITY OF PARCELS

Finding: *All parcels in the Expansion Areas are contiguous with the parcels in the Existing BD and are expected to directly and substantially benefit from inclusion in the Existing BD.*

4. CONFORMANCE TO THE PLANS OF THE VILLAGE

Finding: *The addition of the Expansion Areas to the Existing BD would not affect the Original Plan's conformance to the 1993 Comprehensive Plan.*

Summary of Findings

SB Friedman found that the East Expansion Area qualifies to be designated as a "blighted area." The East Expansion Area is blighted due to the predominance of defective and inadequate street layout and

deterioration of site improvements and buildings, which constitutes an economic underutilization of the area. The East Expansion Area also satisfies the four separate findings and tests required for inclusion in the Existing BD.

3. Eligibility Study – West Expansion Area

The West Expansion Area suffers from deteriorated site improvements and defective and inadequate street layout. The West Expansion Area will benefit from a strategy to improve physical conditions and address deteriorating infrastructure, allowing for economic growth and redevelopment.

The eligibility findings presented herein cover events and conditions that were determined to support a finding that the West Expansion Area qualifies as a “blighted area” under the Law.

Eligibility Provisions of the Illinois Business District Development and Redevelopment Act

In order to impose taxes within a business district, a municipality must find that the area meets the “blighted area” provision under the Law and satisfies several other findings and tests. These eligibility criteria are summarized below.

BLIGHTED AREA DEFINITION

A business district can be considered a blighted area under the Law by the predominance of at least one of the following five factors:

- Defective, Non-Existent or Inadequate Street Layout
- Unsanitary or Unsafe Conditions
- Deterioration of Site Improvements
- Improper Subdivision or Obsolete Platting
- Existence of Conditions which Endanger Life or Property by Fire or Other Causes

In addition, the presence of the factor(s) must have at least one of the following four effects on the business district:

- Retard(s) the Provision of Housing Accommodations
- Constitute(s) an Economic or Social Liability
- Constitute(s) an Economic Underutilization of the Area
- Constitute(s) a Menace to the Public Health, Safety, Morals or Welfare

OTHER REQUIRED FINDINGS AND TESTS

Four additional findings and tests are required to be satisfied to add land into an existing business district:

1. **Lack of growth and development through private investment.** The Village is required to evaluate whether a proposed business district or proposed business district expansion area has been subject to growth and development through investment by private enterprises and must substantiate a finding of lack of such investment prior to establishing a business district or adding land to an existing business district.

2. **"But for" the creation or expansion of a business district, the area would not be redeveloped.** The Village must find that the area would not reasonably be anticipated to be developed or redeveloped without the adoption of the business district plan.
3. **Contiguity and substantial benefit.** The boundary of a proposed business district or proposed business district expansion area must contain contiguous parcels that are directly and substantially benefited by the plan.
4. **Conformance to the plans of the village.** A business district plan must conform to the Village's most recent comprehensive plan and any master plans applicable to the proposed business district or proposed business district expansion area.

Methodology Overview

SB Friedman conducted the following analyses to determine whether the West Expansion Area qualifies as a blighted area, as defined by the Law:

- Parcel field observations and photography in March 2024 documenting external conditions of properties and infrastructure;
- Analysis of historic trends in equalized assessed value (EAV) for the last six years (five year-to-year periods) for which data are available and final (2017-2022) from the DuPage County Supervisor of Assessments Office and the Downers Grove Township Assessor's Office;
- Review of a memo from the Village dated April 5th, 2024 (the "Village Memo"); and
- Review of the Village's current Comprehensive Plan (the "1993 Comprehensive Plan").

All properties were examined for qualification factors consistent with the blighted area requirements of the Law.

Eligibility Findings

BLIGHTED AREA FINDING

SB Friedman's research indicates the West Expansion Area qualifies as a blighted area due to the predominance of the following two factors:

1. Defective, Non-Existent or Inadequate Street Layout
2. Deterioration of Site Improvements

Defective, Non-Existent or Inadequate Street Layout

SB Friedman conducted fieldwork and collected data from the Village to assess the street layout and transportation challenges within the West Expansion Area.

The Village Memo states that the large number of access points along Kingery Highway is considered defective relative to current design standards. There are five (5) access points across all adjoining parcels in the West Expansion Area, despite there being auto access across the properties. This makes it difficult to enter or exit in a motorized vehicle, as Kingery Highway gets very congested.

In addition, there are no sidewalks along Kingery Highway within the West Expansion Area, as this space is currently occupied by a stormwater ditch. Other areas along Kingery Highway to the north and south of the West Expansion Area have underground stormwater pipes, which allows for public sidewalks. Therefore, the Village Memo concludes that the lack of walkability is considered defective and inadequate compared to current design standards.

Based on the Village Memo, we found defective and inadequate street layouts to be present throughout the West Expansion Area.

Deterioration of Site Improvements

Physical deterioration of surface improvements and buildings was observed on all nine (9) parcels (100% of all parcels). The most common form of deterioration was on surface improvements, including parking surfaces and walkways. Catalogued surface improvement deterioration included cracking, alligatoring, and crumbling asphalt and concrete. Catalogued building deterioration included deteriorating shingles.

This factor was found to be meaningfully present and reasonably distributed throughout the West Expansion Area.

Effect of Blighting Factors on the West Expansion Area

It appears the present blighting factors have the following effect on the West Expansion Area:

- Constitute an Economic Underutilization of the Area

ECONOMIC UNDERUTILIZATION OF THE AREA

An evaluation of change in property values over time is one of the clearest indicators of whether an area is meeting its economic potential. SB Friedman analyzed the change in the equalized assessed value of the parcels in the West Expansion Area from 2017 to 2022 in comparison to the remainder of the Village.

The West Expansion Area has grown more slowly than the balance of the Village over the last five years. During that time, the West Expansion Area grew by 6.7%, while the balance of the Village grew by 18.7%. The CAGR of the EAV for the West Expansion Area was approximately 1.3% from 2017 to 2022, whereas the CAGR of the EAV for the balance of the Village over the same period was approximately 3.5%. These results are shown in **Table 2** below.

Table 2: Overall Growth in EAV of West Expansion Area and Balance of the Village (2017 – 2022)

	2017	2022
West Expansion Area Parcels EAV	\$1.2 M	\$1.3 M
Percent Change	---	6.7%
CAGR	---	1.3%
Village EAV Less West Expansion Area Parcels	\$437.8 M	\$519.8 M
Percent Change	---	18.7%
CAGR	---	3.5%

Sources: Downers Grove Township Assessor's Office, DuPage County Supervisor of Assessments, SB Friedman

The West Expansion Area's property values have grown more slowly from 2017 to 2022 compared to the remainder of the Village. The fact that the West Expansion Area has not attained property value growth on par with the remainder of the Village indicates that the area is economically underutilized.

Other Required Findings and Tests

In addition to the finding of blight, the Law requires that four required findings and tests be satisfied for the designation or expansion of an existing business district. SB Friedman's research, as described below, indicates that the West Expansion Area satisfies these requirements.

1. LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT

As described above and shown in **Table 2**, overall growth in property value within the West Expansion Area has been substantially lower than the remainder of the Village from 2017 to 2022. This indicates a lack of growth and private investment in the West Expansion Area.

Finding: *The West Expansion Area as a whole has not been subject to growth and development through investment by private enterprises.*

2. "BUT FOR" ITS ADDITION TO THE EXISTING BD, THE WEST EXPANSION AREA WOULD NOT ACHIEVE DESIRED REDEVELOPMENT GOALS

Without the support of public resources, the Original Plan's redevelopment objectives would most likely not be realized in the West Expansion Area. The improvements and development assistance needed to upgrade existing infrastructure and support new development and redevelopment are extensive and costly. The private market, on its own, has shown little ability to absorb all such costs. The Village has limited capacity to fund capital improvements of the sort that appear necessary to remove blighting factors.

Given the relative lack of growth in property value, defective and inadequate street layout, and existing surface and building deterioration, substantial redevelopment and economic growth in the West Expansion Area is unlikely to occur without the addition of the West Expansion Area to the Existing BD.

Finding: *The West Expansion Area would not reasonably be anticipated to be redeveloped without its addition to the Existing BD.*

3. CONTIGUOUTY OF PARCELS

Finding: *All parcels in the Expansion Areas are contiguous with the Existing BD and are expected to directly and substantially benefit from their addition to the Existing BD.*

4. CONFORMANCE TO THE PLANS OF THE VILLAGE

Finding: *The addition of the Expansion Areas to the Existing BD would not affect the Original Plan's conformance to the 1993 Comprehensive Plan.*

Summary of Findings

SB Friedman found that the West Expansion Area qualifies to be designated as a "blighted area." The West Expansion Area is blighted due to the predominance of defective and inadequate street layout and deterioration of site improvements and buildings, which constitutes a social liability and an economic underutilization of the area. The West Expansion Area also satisfies the four separate findings and tests required for inclusion in the Existing BD.

Appendix 1: Existing BD & Expansion Areas

Boundary Legal Descriptions

THAT PART OF THE SOUTH HALF OF SECTION 23 AND THE NORTH HALF OF SECTION 26 TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY SOUTHEAST CORNER OF LOT 1 IN PERSEVERANCE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 23 AND THE NORTHEAST QUARTER OF SAID SECTION 26, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 2007 AS DOCUMENT NO. R2007-141528; THENCE NORTHERLY, WESTERLY, NORTHERLY, EASTERLY AND NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO A POINT ON THE SOUTH LINE OF LOT 1 IN WILLOWBROOK CENTER UNIT NO. 1, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 23, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1963 AS DOCUMENT NO. R63-37895; THENCE EASTERLY ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO A POINT ON THE SOUTH LINE OF LOT 2 IN LENZ' S ASSESSMENT PLAT, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 23, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1955 AS DOCUMENT NO. 763597; THENCE EASTERLY ALONG SAID SOUTH LINE AND ALONG THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ADAMS STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PLAINFIELD ROAD; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHWESTERLY CORNER OF LOT 1 IN 1ST BURLINGTON BANK, WILLOWBROOK RESUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 23, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1986 AS DOCUMENT NO. R86-115152; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 AND ALONG THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 69TH STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT 14 IN SCHILLER'S ADDITION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 23, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1950 AS DOCUMENT NO. 595530; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 14 TO THE SOUTHWEST CORNER OF LOT 12 IN WEST TOWN DEVELOPMENT COMPANY'S RESUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 23, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1955 AS DOCUMENT NO. 766039; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 12 AND ALONG THE WEST LINE OF LOT 13 IN SAID WEST TOWN DEVELOPMENT COMPANY'S RESUBDIVISION TO THE NORTHEAST CORNER OF PARCEL 1 IN WILLOWBROOK OFFICE PARK LOT 12 ASSESSMENT PLAT, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 23, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8, 2005 AS DOCUMENT NO. R2005-197465; THENCE WESTERLY, SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG THE NORTH LINE OF SAID PARCEL 1 115.50 FEET (MORE OR LESS) TO A POINT ON THE NORTHEASTERLY LINE OF A PERMANENT EASEMENT (AS SHOWN ON AN EASEMENT EXHIBIT PREPARED BY MANHARD CONSULTING, LTD AND DATED JUNE 9, 2016); THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY PERMANENT EASEMENT LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 83; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 15 IN BLOCK 35 IN TRI STATE VILLAGE UNIT NO. 5, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 23 AND THE NORTHWEST QUARTER OF SAID SECTION 26, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1944 AS DOCUMENT NO. 465114; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION TO A POINT ON THE

WEST RIGHT-OF-WAY LINE OF SAID ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF 72ND COURT; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION TO A POINT OF INTERSECTION WITH SAID EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 83; THENCE EASTERLY, SOUTHERLY AND EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 72ND COURT TO A POINT ON THE EAST LINE OF LOT 6 IN HINSDALE HIGHLAND ESTATES, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SAID SECTION 26, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1954 AS DOCUMENT NO. 720969; THENCE NORTHERLY ALONG SAID EAST LINE EXTENDED NORTHERLY TO THE POINT OF BEGINNING.

INCLUDING THE FOLLOWING DESCRIBED LAND (West Expansion Area):

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 IN TRI-STATE VILLAGE UNIT NO. 5, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 20, 1944 AS DOCUMENT NUMBER R1944-465114, SAID NORTHEAST CORNER OF LOT 3 ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 83; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY OF ILLINOIS ROUTE 83 TO THE SOUTHEAST CORNER OF LOT 10 IN SAID TRI-STATE VILLAGE UNIT NO. 5; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 10 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF LOT 18 IN SAID TRI-STATE VILLAGE UNIT NO. 5; THENCE NORTH ALONG THE WEST LINES OF LOTS 18 THRU 21 INCLUSIVE IN SAID TRI-STATE VILLAGE UNIT NO. 5 TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 21 TO THE SOUTHWEST CORNER OF THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF CREST ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF CREST ROAD TO THE NORTHWEST CORNER OF LOT 25 IN SAID TRI-STATE VILLAGE UNIT NO. 5; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 25 TO THE NORTHEAST CORNER THEREOF TO A POINT ON THE WEST LINE OF LOT 4 IN SAID TRI-STATE VILLAGE UNIT NO. 5; THENCE NORTH ALONG SAID WEST LINE OF LOT 4 AND CONTINUING NORTH ALONG THE WEST LINE OF SAID LOT 3 TO THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

ALSO INCLUDING THE FOLLOWING DESCRIBED PARCEL OF LAND (East Expansion Area):

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN 1ST BURLINGTON BANK, WILLOWBROOK RESUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 23, 1986 AS DOCUMENT NUMBER R86-115152, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PLAINFIELD ROAD; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID PLAINFIELD ROAD TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 AND ALONG THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 69TH STREET; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 69TH STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID

LOT 1; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND EAST LINE OF SAID LOT 1 TO AN ANGLE POINT IN SAID EAST LINE; THENCE EAST ALONG SAID EASTERLY LINE TO ANOTHER ANGLE POINT; THENCE SOUTH ALONG SAID EAST LINE OF LOT 1 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL (P. I. N. 09-23-405-019):

THAT PART OF LOT 4 WHICH LIES EAST OF THE EAST LINE OF ILLINOIS ROUTE 83 AND NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF PLAINFIELD ROAD AS PER PLAT OF DEDICATION RECORDED JUNE 27, 1961 AS DOCUMENT NO. R61-11952 AND WHICH LIES SOUTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF SAID ILLINOIS ROUTE 83 TO A POINT WHICH IS 298.40 FEET NORTH OF THE CENTER LINE OF PLAINFIELD ROAD (MEASURED ALONG THE EAST LINE OF SAID ROUTE 83),

ALSO, THAT PART OF LOT 3 WHICH LIES NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF PLAINFIELD ROAD AS PER PLAT OF DEDICATION RECORDED JUNE 27, 1961 AS DOCUMENT NO. R61-11952, AND WHICH LIES SOUTHERLY OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID LOT 3, SAID POINT BEING 138.94 FEET NORTH OF THE NORTH LINE OF SAID PLAINFIELD ROAD (MEASURED ALONG SAID WEST LINE OF LOT 3) TO A POINT IN THE NORTHERLY LINE OF SAID PLAINFIELD ROAD, SAID LOTS 3 AND 4 BEING IN OWNER'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 1931 AS DOCUMENT NO. 311500, IN DUPAGE COUNTY, ILLINOIS.

Appendix 2: List of PINs in Expansion Areas

East Expansion Area	West Expansion Area
09-23-405-022	09-23-310-004
	09-23-310-005
	09-23-310-006
	09-23-310-007
	09-23-310-029
	09-23-310-030
	09-23-310-033
	09-23-310-034
	09-23-310-035

Sources: DuPage County Supervisor of Assessments, SB Friedman

Appendix 3. Limitations of Engagement

The Eligibility Study covers events and conditions that were determined to support the inclusion of both the East Expansion Area and West Expansion Area in the existing Illinois Route 83/Plainfield Road Business District under the Law at the completion of our field research in March 2024 and not thereafter. SB Friedman's findings do not consider events or conditions that may have occurred after completion of field research, including, without limitation, governmental actions and additional development.

The Eligibility Study summarizes the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of SB Friedman. The Village is entitled to rely on the findings and conclusions of the Eligibility Study in amending the existing Illinois Route 83/Plainfield Road Business District to include the East Expansion Area and/or the West Expansion Area under the Law.

The Eligibility Study is based on estimates, assumptions, and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Eligibility Study. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved will necessarily vary from those described in the Eligibility Study, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Eligibility Study to reflect events or conditions which occur subsequent to the date of the Eligibility Study. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we will be available to discuss the necessity for revision in view of changes in economic or market factors.

Neither the Eligibility Study nor its contents, nor any reference to SB Friedman, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.



COMMITTEE OF THE WHOLE

AGENDA ITEM NO: 6.b.

DATE: June 24, 2024

SUBJECT:

AMENDMENT TO THE PARK RENTAL ORDINANCE FOR THE ADDITION OF MIDWAY PARK AS A POTENTIAL RENTAL OPTION

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

The purpose of this item is to seek feedback from the Board of Trustees on an amendment to the Park Rental Ordinance for the addition of Midway Park as a potential rental location.

BACKGROUND/SUMMARY

With the completion of the Midway Park Project, residents have been utilizing the facility and enjoying the amenities. Director Kleefisch has received significant interest from residents with the intent of renting the facility. Currently, Midway Park is not an approved rental facility within the Village of Willowbrook. With the pavilion shelter, restrooms, and recreational amenities, the facility is a great location for rental potential. The park will still fall within the new time parameters for rental of 10 am to 2 pm or 3 pm to 7 pm time slots. However, given the size of the pavilion and parking, the largest group size should be capped at 50 people. Taking that into consideration when looking at our current rental rates, this would provide a rental rate of \$150 for residents and \$300 for non-residents. Please see below for a breakdown of costs:

Park Area	Resident Costs	Non-resident Costs	Hours Reserved
Pavilion	\$150	\$300	4
Wiffle Ball Field	\$150	\$300	4
Skating Rink	\$150	\$300	4
Outdoor Workout Area	\$150	\$300	4
Entire Park	\$500	\$1,100	4

Given the popularity of the park, there is tremendous potential for rentals at this park and it will provide a different venue in addition to Borse Memorial Community Park and Willow Pond.

FINANCIAL IMPACT

There is no financial impact on the Village for this action. However, there is potential for additional rental revenue compared to previous years.

RECOMMENDED ACTION:

Staff is looking for direction from the Board to add Midway Park to the Park Rental Ordinance.



COMMITTEE OF THE WHOLE

AGENDA ITEM NO: 6.c.

DATE: June 24, 2024

SUBJECT:

WILLOWBROOK STREET NAME SIGNS REPLACEMENT - DESIGN PROPOSALS

STAFF REPORT

TO: Mayor Trilla and Board of Trustees
FROM: Rick Valent, Director of Public Works
THROUGH: Sean Halloran, Village Administrator

PURPOSE AND ACTION REQUESTED

Staff is requesting the Board's feedback on two designs being proposed to replace the existing Willowbrook street name signs.

BACKGROUND/SUMMARY

As part of this year's strategic priorities for Public Works is the beginning of the four-year replacement program for street name signs. The replacement program is structured over multiple years to minimize the financial impact by performing this task in-house utilizing rental lift equipment and repurposing as much existing mounting hardware as feasibly possible.

Public Works records show a majority of the Village's current street name signs average 10-25 years in age. The signs are showing signs of corrosion and other deterioration, and most importantly, do not meet the MUTCD (Manual on Uniform Traffic Control Devices) standards of lettering requirements and multidirectional reflectivity. Street name signs are commonly mounted on square stock poles or on Village streetlight poles.

The signs in the Waterford community area have been chosen for replacement in year one due to the age of the signs, some of the oldest in the Village, and include at least six design variations. There are 92 signs to be replaced with an estimated cost of \$8,500, plus the rental equipment fees and any needed mounting hardware. Barring weather delays or other unforeseen circumstances, staff estimates the completion time for the project to be one month in the fall.

To further assist the Board in evaluating the two designs being presented for their consideration, included in this Staff Report are examples of street name signs from communities that directly border Willowbrook. Staff would like to point out that Willowbrook's white example being presented stands out and differs from the other communities while allowing the Village's logo to be more clearly seen and identified.



FINANCIAL IMPACT

Funding for street signs, mounting hardware, and equipment rental are budgeted in FY2024-2025 for an approved amount of \$16,000.

RECOMMENDED ACTION:

Staff is seeking Village Board feedback on the two designs being presented to allow staff to proceed in processing the manufacturing order as soon as possible.



DARIEN IL



WESTMONT IL



BURR RIDGE IL



CLARENDON HILLS IL



**DOWNERS GROVE TOWNSHIP
UNINCORPORATED WILLOWBROOK**



COMMITTEE OF THE WHOLE

AGENDA ITEM NO: 6.d.

DATE: June 24, 2024

SUBJECT:

MIDWAY DRIVE AND ELEANOR PLACE SPEED TABLE UPDATE

STAFF REPORT

TO: Mayor Trilla and Board of Trustees
FROM: Rick Valent, Director of Public Works
THROUGH: Sean Halloran, Village Administrator

PURPOSE AND ACTION REQUESTED

Staff are seeking approval to contract with K-Five Construction Corporation to remove and replace the recently installed Midway Drive and Eleanor Place speed tables.

BACKGROUND/SUMMARY

In an effort to address high speeds and create traffic calming on Midway Drive and Eleanor Place in the area of Borse and Midway Parks, staff worked with the in-house contractual engineering firm to design, price and install the best method to address these issues. A review of the surrounding area determined that IDOT (Illinois Department of Transportation) specified speed tables were most appropriate.

With this understanding, staff reached out to the Village's current asphalt pavement contractor, Chicagoland Paving Contractors, for pricing. The cost for the installation of four speed tables, two on Midway Drive and two on Eleanor Place, totaled \$10,000. After the speed tables were installed, it was quickly determined that their effectiveness was not meeting expectations after a multitude of community feedback. Upon visual inspection of the speed tables and core sampling of the asphalt, it was evident the speed tables were not installed as designed.

Staff and in-house contractual engineering connected with Chicagoland Paving Contractors to address the Village's concerns. After weeks of onsite meetings and discussions, corrective measures have yet to be addressed. At the direction of the Village Administrator, staff were directed to seek alternative solutions to remedy the issue and satisfy the community's needs. Note, the contracted work has not yet been invoiced, nor will it be considered for payment at this time.

To remedy the issue sooner than later, particularly given the recent opening of Midway Park, staff reached out to K-Five Construction Corporation, the current asphalt contractor for the Executive Drive Flood Control Project, for their consideration. Their recommendation is to remove the previously installed speed tables and install new ones to the original design specifications. K-Five's quote for the project is a total cost of \$33,330.45.

It is the staff's recommendation that the Board approve K-Five Construction Corporation's proposal to remove and replace the newly installed speed tables. This asphalt contractor is a highly reputable company that provides a quality product which meets industry standards.

FINANCIAL IMPACT

An agreement with K-Five Construction Corporation in the amount of \$33,330.45.

RECOMMENDED ACTION:

Staff are seeking Board approval to contract with K-Five Construction Corporation for the replacement of the Midway and Eleanor speed tables in the amount of \$33,330.45. If staff receives positive direction, the Board will review and potentially approve in July.