

MINUTES OF THE COMMITTEE OF THE WHOLE OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, JUNE 24, 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, Trustees Mark Astrella, Sue Berglund, Umberto Davi, Michael Mistele, Gayle Neal, Gregory Ruffolo, Village Attorney Michael Durkin, Village Administrator Sean Halloran, Assistant Village Administrator Alex Arteaga, Chief Financial Officer Lora Flori, Director of Parks and Recreation Dustin Kleefisch, Director of Community Development Michael Krol, Chief Lauren Kaspar, Deputy Clerk Christine Mardegan, and Director of Public Works Rick Valent.

ABSENT: Village Clerk Deborah Hahn, Deputy Chief Benjamin Kadolph, Deputy Chief Gerard Wodka.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Trustee Neal 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 - MAY 28, 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, Neal, and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

6. ITEMS FOR DISCUSSION:

a. DISCUSSION OF AN AMENDMENT TO THE BUSINESS DISTRICT

Administrator Halloran began the discussion of the eligibility study for the proposed amendment to the Business District Plan. As one of staff's priorities for this fiscal year, they have been working with SB Friedman Development Advisors to determine if the proposed properties are eligible for inclusion in the Business District.

Staff is seeking feedback on whether to move forward with the amendment. If the Board agrees, staff will provide a timeline for implementation.

Representatives from SB Friedman and Attorney Culverson from Elrod Friedman were present to answer additional questions. Administrator Halloran introduced Geoff Dickinson and Lille van der Zanden from SB Friedman to continue the presentation.

Ms. Van der Zanden provided background on the company and their prior work with the Village. The current project involves assessing the eligibility of two subareas, dubbed the East & West Expansion Areas, for potential inclusion in the current Route 83 / Plainfield Road Business District (Business District) based on current Illinois law regarding business district development.

Ms. Van der Zanden provided a description of the current size and conditions of the proposed subareas. She then detailed the eligibility criteria for establishing a business district, specifically the criteria in defining the area as "blighted." Using a variety of study and research methods, both areas, the East & West, were determined to be blighted, based on the definitions and criteria. Additional specific criteria included: economic underutilization of the area, lack of growth from private investment, social liability, the "but for" test, contiguity of parcels, and conformance to the plans of the Village.

Since its inception, the formation of the Business District allowed for long term expansion in the Village. In the Business District overall, this Board and past Boards have been strategic & smart in developing long-term plans that have been successful. Some of the past business deal successes in the Village might not have been achieved if not for the Business District. By allowing the amendment of the Business District, with the East & West subareas, this provides for potential redevelopment, could attract new development, and allow the Village to expand and grow, although staff is not aware of any current deals involving the current properties.

The Board reached a consensus to move forward with amending the current Business District.

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

Director Kleefisch indicated that with the redevelopment of Midway Park there has been growing public interest in allowing rental of the facilities for private functions. He noted that Midway Park fits the criteria of the existing park rental ordinance, and this would allow the public to rent the various facilities in the park.

Parks staff would like the Board's consensus to move forward with adding Midway Park to the inventory of available rental facilities. The Board provided unanimous support in amending the park rental ordinance.

c. WILLOWBROOK STREET NAME SIGNS REPLACEMENT - DESIGN PROPOSALS

Director Valent presented the proposed designs for the replacement of the Village's street name signs. He provided examples of the existing street name signs as well as photographs of the variety of designs in the surrounding communities.

The department is budgeting for a 4-year Village-wide replacement plan to minimize the cost impact, providing in-house labor and utilizing existing equipment and materials when possible. The signs in the Waterford community were selected for replacement in year one as those signs are among some of the oldest in the Village and encompass at least six design variations. The cost of replacement for the 92 signs in this area is \$8,500, plus any equipment rental fees or mounting hardware required.

The Board could not provide a consensus on the proposed designs and requested additional examples based on their suggestions.

d. MIDWAY DRIVE AND ELEANOR PLACE SPEED TABLE UPDATE

Director Valent provided an update on the speed tables located on Midway Drive and Eleanor placed to address traffic control and high traffic speeds on these routes. Staff reached out to contract with the in-house asphalt contractor to provide IDOT specified speed tables. After installation, it was determined that the speed tables did not meet the community's expectations, nor, after closer inspection, were the speed tables installed as designed. After numerous discussions with the contractor, corrective measures have yet to be taken. Staff is now seeking alternative solutions to correct the issue and satisfy the community's needs as quickly as possible.

In researching alternate contractor pricing, staff determined that utilizing K-Five Construction, the current Executive Drive project contractor, would be the most cost effective and expeditious option to resolve this issue. K-Five's quote was \$33,330.45 to remove the existing ineffective speed tables and install the required, as-designed speed tables to the correct standards.

The Mayor questioned what action would be taken regarding the original contractor. Administrator Halloran noted that there has been some difficulty in contacting the original contractor, Chicagoland Paving, who has been unresponsive. Staff has been working with the Village lawyers to determine what action will be taken.

Director Valent answered additional questions from the Trustees.

7. ADJOURNMENT

MOTION: Made by Trustee Mistele and seconded by Trustee Astrella to adjourn the Committee of the Whole meeting at the hour of 6:12 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.

July 22, 2024.

Frank A. Trilla, Mayor

Minutes transcribed by Administrative Assistant Jody Wegrzynski.