



Village of WILLOWBROOK

Mayor

Frank A. Trilla

Village Clerk

Gretchen Boerwinkle

Village Trustees

Mark L. Astrella

Sue Berglund

Umberto Davi

Michael Mistele

Gayle Neal

Gregory Ruffolo

Village Administrator

Sean Halloran

Chief of Police

Lauren Kaspar



Proud Member of the
Illinois Route 66 Scenic Byway

AGENDA

A MEETING OF THE VILLAGE OF WILLOWBROOK COMPREHENSIVE PLAN COMMITTEE TO BE HELD ON MONDAY, SEPTEMBER 16, 2024, AT 5:30 P.M. AT THE WILLOWBROOK COMMUNITY RESOURCE CENTER, 825 MIDWAY DRIVE, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. VISITOR'S BUSINESS
5. OMNIBUS ITEMS
 - a. Waive Reading of Minutes (APPROVE)
 - b. Minutes – Comprehensive Plan Committee Workshop #2 January 30, 2024 (APPROVE)
6. PRESENTATION FROM HOUSEAL LAVIGNE REGARDING THE VILLAGE COMPREHENSIVE PLAN REVIEW AND UPDATE
7. ADJOURNMENT

MINUTES OF THE MEETING OF THE VILLAGE OF WILLOWBROOK COMPREHENSIVE PLAN COMMITTEE WORKSHOP #2 HELD ON TUESDAY, JANUARY 30, 2024, AT 5:30 P.M. AT THE WILLOWBROOK COMMUNITY RESOURCE CENTER, 825 MIDWAY DRIVE, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

The meeting was called to order at 5:30 P.M. Mayor Trilla.

2. ROLL CALL

Those physically present at roll call were Mayor Frank Trilla, Village Trustees Mark Astrella, Sue Berglund, Umberto Davi, Michael Mistele, Gayle Neal, and Greg Ruffolo, Village Administrator Sean Halloran, Assistant to the Village Administrator Alex Arteaga and Director of Community Development Michael Krol.

Members of the Plan Commission physically present: Vice-Chairman John Wagner and Commissioners Zoltan Baksay, Catherine Kaczmarek, Ron Kanaverskis, Leonard Kaucky and Mike Walec.

Absent: Plan Commission Chairman Daniel Kopp.

Also present was Jackie Berg, Project Manager from Houseal Lavigne.

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 ITEMS

Mayor Trilla read over each item in the Omnibus Vote Agenda for the record.

- a. Waive Reading of Minutes (APPROVE)
- b. Minutes - Comprehensive Plan Committee Workshop #1 June 6, 2023 (APPROVE)

Mayor Trills 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 Ruffolo 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. DISCUSSION - VILLAGE OF WILLOWBROOK COMPREHENSIVE PLAN

The Mayor asked Administrator Halloran to begin the discussion. He began with a recap of events since the meeting in June 2023, including

several public outreach events conducted by Houseal Lavigne. Ms. Berg has been in contact with Director Krol with updates on the progress. This meeting is an opportunity for updates, conversation, and for further direction from the Comprehensive Plan Committee regarding the direction for the Village in the next 10-15 years. In March, Ms. Berg will be meeting with the (Willowbrook / Burr Ridge) Chamber of Commerce to continue the plan. Staff is hoping the plan will be completed by this summer.

Administrator Halloran turned the discussion over to Ms. Berg.

Ms. Berg outlined the key themes that arose as a result of the public participation discussions:

Support a New Downtown Area	Swimming Pool
Restaurants	Transportation and Bike facilities
Grocery Options	Public Infrastructure
Entertainment	Education
Green Space	

Houseal Lavigne prepared an Existing Conditions Memorandum (ECM) to identify the existing state and conditions in Willowbrook and their influence on the comprehensive planning process. The ECM includes information on:

Regional Context	TIF District & Subareas
Demographics	Truck Routes
Existing Land Use and Zoning	Public Transportation
Single Family Detached	Active Transportation (Pedestrian, Bicycle)
Single Family Attached	
Multifamily	Schools
Commercial	Capital Improvement Projects (CIP)
Industrial	Parks

The topics and themes which have emerged thus far from existing conditions analysis and community outreach will be used to guide the development of a vision statement; a high-level, aspiration statement that describes what the Village hopes to achieve in the next 10-20 years. This information will also be used to describe the Village's goals, both broad and long range, and desired outcomes related to a given topic. It will also help organize the plan contents into smaller, focused areas.

Possible areas for consideration:

Reinvesting in Commercial Areas: Opportunities to improve function and aesthetics of commercial areas including:

- Creating direct pedestrian connections,
- Enhancing site and parking lot landscaping

- Promoting outlet development

TIF District: Small, older light industrial buildings in the central part of Village are no longer viable for modern industrial uses. The TIF District could be utilized to encourage non-traditional tenants such as:

Fitness centers	Co-working spaces
Indoor recreation centers	Breweries
Medical offices	

The TIF District could also be utilized to develop a "downtown" area where activities and housing are clustered to create a destination.

Greater Diversity of Retail/Services: Residents would like to see a wider variety of shops and restaurants. Currently, commercial areas are clustered along Kingery Highway (Route 83). Opportunities for new, small commercial nodes exist. To identify potential locations for commercial nodes, start by looking at important crossroads in the community, for example on Clarendon Hills Road at 63rd Street and at 75th Street, Route 83 at 63rd, at Plainfield Road, at 75th Street or at Midway Drive, and Madison Street at 63rd, at Plainfield Road and at Frontage Road North/Route 66.

The next steps as outlined by Houseal Lavigne include continuing engagement with the community, a business community workshop, and online at the planning portal website. The HL team will draft a community vision statement using the preliminary goals and land use framework provided. They will also begin a subarea planning and subarea community outreach program. The two subareas identified are 1) the TIF District, and 2) Plainfield Road at Route 83. The last two steps will be to draft the Comprehensive Plan and present it for adoption by the Board.

Transcription note: The information above was prepared based on the printed materials prepared by Houseal Lavigne. The presenters could not be heard on the meeting recording. Throughout the recording, occasional comments were heard from the Comprehensive Plan Committee members. Their comments and discussions, unattributed, are summarized below:

The primary concerns brought forth by the Committee during the presentation were to continue to maintain and develop relationships with the business owners in the Village. The areas of particular concern were:

- Willowbrook Town Center - continued development and enhancement, filling vacant properties
- TIF District (southeast corner of Village) - Develop/Redevelop the existing commercial areas, filling vacant properties,

consider Village purchase of properties to develop a possible "downtown" area

- Plainfield Road (site of former bowling alley, east of the Willowbrook Town Center) - Attract and encourage development of the property, with possible expansion to the east in the area now occupied by commercial office suites
- Outlots - Consider development of outlot businesses at Target, Hinsdale Lake Commons, Pete's Fresh Market plaza

Many of the concerns brought forth were in line with the goals of the Economic Development Partnership (EDP); to attract new business to the Village to allow residents to continue to be free of Village property tax assessments. Emphasis was placed on the comments and requests from the residents. These included the desire for a downtown area, upscale restaurants, and continued expansion of green space.

In discussing the creation of a downtown area, additional comments were made to improve the interconnectedness of the Village with sidewalks, centralized parking, and transportation. It was suggested to "reimagine" a downtown area, unlike those of neighboring, older communities with rail service, where a downtown developed in conjunction with the train expansion, e.g. Hinsdale, Clarendon Hills, Westmont. Another suggestion was development of meeting and event venues at the existing Willowbrook Town Center, to expand the idea of a true "town center".

Further discussions, developments, or meetings will be announced as they arise or become necessary.

7. ADJOURNMENT

MOTION: A motion was made and seconded to adjourn the meeting at the hour of 7:15 p.m. (*Trustees making and seconding the motion were not identified on the recording.*)

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

MOTION DECLARED CARRIED

PRESENTED, READ, and APPROVED.

September 16 , 2024.

Frank A. Trilla, Mayor



Village of **WILLOWBROOK**

**Community
Development**

COMPREHENSIVE PLAN COMMITTEE – WORKSHOP #3

AGENDA ITEM NO: 6.

DATE: September 16, 2024

SUBJECT:

PRESENTATION FROM HOUSEAL LAVIGNE REGARDING THE VILLAGE COMPREHENSIVE PLAN REVIEW AND UPDATE

STAFF REPORT

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

BACKGROUND/SUMMARY

In 2022, the Village Board approved a contract with Houseal Lavigne Associates to facilitate and guide the Village through the Comprehensive Plan review process resulting in a New Comprehensive Plan to guide the Village's land use decisions for at least the next fifteen (15) years. The Village's first Comprehensive Plan was adopted in 1966, which focused on physical growth and development of the community and attraction of new development. From 1966, the Village reviewed the Comprehensive Plan in the following years:

- 1979 – The first comprehensive revision to the Plan focused on growth, development, and expansion of the Village
- 1985 – The second comprehensive revision to the plan focused on regulating new development in a manner which more directly promoted Village objectives of stability, improved quality of life, and the low-density residential character of the community
- 1990 – Limited plan amendments were made due to the changing demographics and economic conditions within the community
- 1993 – The Comprehensive Plan Amendment shifted to community maintenance and the continued provision of high-quality municipal services and facilities.

January 30, 2024 was the last Comprehensive Plan Committee meeting, when the committee reviewed the Existing Conditions Memorandum (ECM), Online Outreach Results, National Night Out event on August 1, 2023, Community Outreach Results, and the Light Up the Night event December 8, 2023.

Tonight, the following topics will be discussed:

1. Chamber of Commerce March 6th Business Community Workshop.
2. Community Visioning Workshop event, March 20th, at the Community Resource Center.
3. Subarea Plans – Detailed review and discussion.
4. Draft of the Comprehensive Plan elements.
5. Next steps.

RECOMMENDED ACTION:

Staff is seeking feedback on the presentation.