

A G E N D A

REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, DECEMBER 16, 2024, FOLLOWING THE COMMITTEE OF THE WHOLE MEETING, OR AT 6:30 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. MOTION TO APPROVE MERITORIOUS SERVICE AWARD FOR OFFICER JOSE LOPEZ, OFFICER BLAKE HUNTLEY, AND OFFICER PETER DELGADO (PASS)
5. VISITORS' BUSINESS - Public Comment is Limited to Three Minutes Per Person
6. OMNIBUS VOTE AGENDA:
 - a. Waive Reading of Minutes (Approve)
 - b. Minutes - Board of Trustees Regular Meeting November 25, 2024 (APPROVE)
 - c. Warrants \$ 1,868,297.89
 - d. MOTION - A MOTION FOR A BUDGET AMENDMENT TO THE GENERAL FUND FOR THE IT SERVER INFRASTRUCTURE UPGRADE FROM ORBIS SOLUTIONS, INC. (PASS)

NEW BUSINESS

7. RESOLUTION NO. - A RESOLUTION AUTHORIZING THE EXECUTION OF AN ASSIGNMENT AND ASSUMPTION OF MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 7.0 (618 Plainfield Road) (ADOPT)
8. ORDINANCE NO. - AN ORDINANCE GRANTING APPROVAL OF A FINAL PLAT OF SUBDIVISION AND GRANTING CERTAIN VARIATIONS FROM THE VILLAGE OF WILLOWBROOK UNIFIED DEVELOPMENT ORDINANCE 5929 S. WESTERN AVENUE - ABBY ESTATES SUBDIVISION (PASS)
9. RESOLUTION NO. - A RESOLUTION APPROVING AND ACCEPTING A PLAT OF DEDICATION FOR 33 FEET OF WESTERN AVENUE RIGHT-OF-WAY, LOCATED AT 5905 WESTERN AVENUE, TO BE DEDICATED TO THE VILLAGE OF WILLOWBROOK (ADOPT)

PRIOR BUSINESS

10. TRUSTEE REPORTS

11. ATTORNEY'S REPORT

12. CLERK'S REPORT

13. ADMINISTRATOR'S REPORT

14. MAYOR'S REPORT

15. EXECUTIVE SESSION

16. ADJOURNMENT



BOARD OF TRUSTEES MEETING

AGENDA ITEM NO: 4.**DATE: December 16, 2024****SUBJECT:**

MOTION TO APPROVE MERITORIOUS SERVICE AWARD FOR OFFICER JOSE LOPEZ,
OFFICER BLAKE HUNTLEY, AND OFFICER PETER DELGADO

STAFF REPORT

TO: Mayor Trilla and Board of Trustees
FROM: Lauren Kaspar, Chief of Police
THROUGH: Sean Halloran, Village Administrator

PURPOSE AND ACTION REQUESTED

Approval and presentations of meritorious service awards for Officer Jose Lopez, Officer Peter Delgado, and Officer Blake Huntley.

BACKGROUND/SUMMARY

Meritorious Service Awards

Officers and civilian staff shall be eligible for a Meritorious Service Award plus honorarium if they qualify under any of the following:

1. Any Willowbrook employee during his/her regular course of employment shall be eligible if at the risk of his/her personal safety attempts to save the life of another or save the person from serious personal injury.
2. Any Willowbrook employee during his/her regular course of employment shall be eligible if, in attempting to save the life of another or prevent serious injuries to another, exhibits superior efforts in a range which exceeds the common standards of performance expected of his/her profession.
3. Any Willowbrook employee not necessarily in the course of normal employment but within an adjoining municipality or adjoining unincorporated area shall be eligible for an award if at the risk of his/her personal safety attempts to save the life of another or save the person from serious personal injury.
4. Any Willowbrook employee not necessarily in the course of his/her regular employment but within an adjoining municipality or adjoining unincorporated area shall be eligible if in attempting to save the life of another or prevent serious injuries to another, exhibits superior efforts in a range which exceeds common standards of performance expected of their profession.



On November 21st, 2024, Deputy Chief Wodka nominated the named officers to receive a Meritorious Service Award with the following Letter of Recognition:

It is with great pride that I recognize the exceptional professionalism and courage demonstrated by Officers Lopez, Delgado, and Huntley during a critical incident on November 20th, 2024.

The officers were dispatched to conduct a welfare check on a victim reported to be in the process of attempting suicide with a knife. Understanding the gravity of the situation, the officers worked diligently to maintain communication with the family member in contact with the victim, while gathering vital information to assess the immediate risk and plan their response.

Officers quickly developed a tactical plan to ensure the safety of all involved while facilitating immediate aid to the victim. Recognizing the exigency of the circumstances, they made the decisive choice to force entry into the residence. Upon entering, the officers found the subject in a filled bathtub, having sustained multiple lacerations to the upper thighs, arms, and shoulders.

Without hesitation, the officers rendered aid, while ensuring the victim remained conscious until paramedics arrived. Their swift actions not only preserved the life of the subject but exemplified their commitment to protecting and serving the community, even in the most challenging and emotionally charged situations.

The dedication, teamwork, and composure demonstrated during this incident are a testament to the officers' bravery, professionalism, and devotion to duty.

FINANCIAL IMPACT

Each recipient of a Meritorious Service Award will receive a \$100 honorarium to be paid out of the Police Department's Budgeted line item for employee recognition (01-30-630-309).

RECOMMENDED ACTION:

Approve the motion.

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, NOVEMBER 25, 2024, AT 6:30 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 6:30 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 Attorney Thomas Halloran, Village Administrator Sean Halloran, Assistant Village Administrator Alex Arteaga, Chief Financial Officer Lora Flori, Director of Community Development Michael Krol, Director of Public Works Rick Valent, Chief Lauren Kaspar, and Deputy Clerk Christine Mardegan.

ABSENT: Village Clerk Gretchen Boerwinkle, Village Attorney Michael Durkin, Director of Parks and Recreation Dustin Kleefisch, Deputy Chief Ben Kadolph and Deputy Chief Gerard Wodka.

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 and no written comments were received.

5. OMNIBUS VOTE AGENDA:

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

- a. Waive Reading of Minutes (Approve)
- b. Minutes - Board of Trustees Regular Meeting November 12, 2024 (APPROVE)
- c. Warrants \$ 1,068,267.43
- d. ORDINANCE NO. 24-O-31- AN ORDINANCE PROVIDING FOR THE LEVY OF TAXES FOR THE FISCAL YEAR COMMENCING ON MAY 1, 2024 AND ENDING APRIL 30, 2025, OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS (PASS)
- e. RESOLUTION NO. 24-R-72- A RESOLUTION OF THE VILLAGE OF WILLOWBROOK SETTING THE 2025 CALENDAR YEAR SCHEDULE OF REGULAR

MEETINGS OF THE MAYOR AND BOARD OF TRUSTEES AND THE SCHEDULE OF REGULAR MEETINGS OF COMMISSIONS AND COMMITTEES OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS (ADOPT)

- f. GENERAL OBLIGATION BONDS, 2015 AND 2022A, TAX ABATEMENT ORDINANCES
- i. ORDINANCE NO. 24-O-32- AN ORDINANCE ABATING THE TAXES HERETOFORE LEVIED FOR THE YEAR 2024 TO PAY THE PRINCIPAL AND INTEREST ON THE \$4,930,000 GENERAL OBLIGATION BONDS (ALTERNATE REVENUE SOURCE), SERIES 2015 OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS (PASS)
 - ii. ORDINANCE NO. 24-O-33- AN ORDINANCE ABATING THE TAXES HERETOFORE LEVIED FOR THE YEAR 2024 TO PAY THE PRINCIPAL AND INTEREST ON THE \$8,920,000 GENERAL OBLIGATION BONDS (ALTERNATE REVENUE SOURCE), SERIES 2022A OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS (PASS)

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

MOTION: Made by Trustee Mistele 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

NEW BUSINESS

6. ORDINANCE NO. 24-O-34 - AN ORDINANCE GRANTING SPECIAL USE PERMITS FOR A FAST FOOD ESTABLISHMENT AND DRIVE-THROUGH USE AND GRANTING CERTAIN VARIATIONS FROM TITLE 9 OF THE UNIFIED DEVELOPMENT ORDINANCE PC 24-09: 7505 KINGERY HIGHWAY - PANDA EXPRESS (PASS)

Director Krol stated that staff is asking for the Board's consideration to approval of a special use permit for a drive through establishment for a 2300 square foot Panda Express Restaurant which has 23 zoning variations and approval the provided comprehensive sign plan. The subject property is located at the southeast corner of Illinois (IL) Route 83/Kingery Highway and 75th Street, just south of Willowbrook/Wingren Plaza shopping center and east of Potbelly's restaurant, located in the Zone B Community Shopping District. Adjacent properties to the north, northwest, south, and west are also located in the Zone B Community Shopping District and the M-1 Light Manufacturing District to the east.

The site has been vacant for several years and the Panda Express drive-through was previously approved under Ordinance 2021-O-13 for special use and associated zoning variations. The special use was extended twice

(Ordinance 22-0-39 and Ordinance 23-0-13) due to the time needed for outside agency approval. The applicant, layout, drive-through, and parking lot have not changed. The requested special use, variations, and sign plan should have no negative impacts on surrounding land uses.

A public hearing was held on Wednesday, November 6, 2024, before the Plan Commission, which voted unanimously 7-0 in favor of the petition, as proposed, to forward a positive recommendation to the Village Board. The recommendation included all eleven (11) conditions, and all variations requested.

Administrator Halloran added that, given the concerns of the Board in placing drive-through restaurants near residential areas, although a setback variation is being allowed in this instance, it is adjacent to business and manufacturing districts, not residential. No ordinances are being changed, nor is a precedent being set affecting residential areas.

Trustee Berglund asked how this business was going to impact traffic. Lauren Hillis from Panda Express responded that three Panda Express locations in the area with comparative traffic patterns were surveyed and the peak total traffic volume was 25, 23 and 15 cars respectively.

MOTION: Made by Trustee Davi and seconded by Trustee Ruffolo to pass Ordinance 24-0-34 as presented.

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

MOTION DECLARED CARRIED

7. DESIGN ENGINEERING SERVICES FOR BORSE MEMORIAL COMMUNITY PARK PROJECT
- PHASE III

- a. RESOLUTION NO. 24-R-73 - A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT AND FIRST AMENDMENT TO GENERAL CONDITIONS FOR PROFESSIONAL ENGINEERING SERVICES FOR DESIGN ENGINEERING SERVICES FOR THE BORSE MEMORIAL COMMUNITY PARK PROJECT - PHASE III BETWEEN CHRISTOPHER B. BURKE ENGINEERING, LTD. AND THE VILLAGE OF WILLOWBROOK AT A TOTAL COST NOT TO EXCEED \$140,000.00 (ADOPT)

Administrator Halloran related that we are in the final phase of Borse Park we are seeking approval on resolutions with both Christopher Burke and Upland Design for a total cost of \$225,000 for engineering services. The total cost for Phase III will be \$3.6 - \$3.8 million.

The plan is to go out to bid by February-March 2025 with construction beginning around April or May 2025. Additional OSLAD grants are also pending approval. We are utilizing both engineering firms because

Christopher Burke has requested assistance with the workload to ensure that the completion deadline for October/November 2025 is met.

MOTION: Made by Trustee Davi and seconded by Trustee Berglund to adopt Resolution 24-R-73 as presented.

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

MOTION DECLARED CARRIED

b. RESOLUTION NO. 24-R-74 - A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR PROFESSIONAL DESIGN SERVICES FOR THE BORSE MEMORIAL COMMUNITY PARK PROJECT - PHASE III BETWEEN UPLAND DESIGN, LTD AND THE VILLAGE OF WILLOWBROOK FOR A TOTAL COST NOT TO EXCEED \$84,600.00 (ADOPT)

MOTION: Made by Trustee Ruffolo and seconded by Trustee Davi to adopt Resolution 24-R-74 as presented.

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

MOTION DECLARED CARRIED

PRIOR BUSINESS

8. TRUSTEE REPORTS

Trustee Neal had no report.

Trustee Ruffolo had no report.

Trustee Mistele had no report.

Trustee Berglund had no report.

Trustee Davi had no report.

Trustee Astrella had no report.

9. ATTORNEY'S REPORT

Attorney Durkin was not present. Attorney Halloran had no report.

10. CLERK'S REPORT

Clerk Boerwinkle was not present.

11. ADMINISTRATOR'S REPORT

Administrator Halloran offered Chief Kaspar the time to make an update on the police department. Chief Kaspar updated the Board on the department's CALEA status. During this, the third compliance review, for the first time in the CALEA cycle, the report came back with zero issues outstanding and the department is fully compliant.

Chief Kaspar thanked Deputy Chief Kadolph and his team, including the contributions of the sergeants and the officers.

Administrator Halloran asked Assistant Administrator Arteaga to update the Board. Mr. Arteaga advised that the Dropcountn program, the online water-usage analytic program and resident-user water billing interface, is live. Additional information will be included in the December water bill brief and on social media platforms.

12. MAYOR'S REPORT

Mayor Trilla reminded the Board that the last meeting is on Monday, December 16, 2024.

13. EXECUTIVE SESSION

Mayor Trillas stated there is a no need for an Executive Session during tonight's meeting.

Trustee Davi asked for an update on the Creekside Park renovation project. Administrator Halloran noted that with the change orders approved last month, the additional work required has slightly delayed the project, with completion expected by the end of April 2025. The fencing will be coming down in December for most of the park and the sledding hill will be available for the winter. A letter will be going out to the residents early next week.

14. ADJOURNMENT

MOTION: Made by Trustee Davi and seconded by Trustee Berglund to adjourn the Regular Meeting at the hour of 6:50 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.

December 16, 2024

Frank A. Trilla, Mayor

W A R R A N T S

December 16, 2024

GENERAL CORPORATE FUND	-----	\$ 433,598.32
WATER FUND	-----	\$ 223,466.79
CAPITAL PROJECT FUND	-----	\$ 387,308.74
DEBT SERVICE FUND	-----	\$ 281,509.00
RT 83/PLAINFIELD RD BUSINESS DIST TAX	-----	\$ 2,117.40
17 SERIES 2022 BOND	-----	\$ 540,297.64
TOTAL WARRANTS	-----	\$ 1,868,297.89

Lora Flori, Director of Finance

APPROVED:

Frank A. Trilla, Mayor

Check	Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND								
12/03/2024	APCH	102866	PARADISE PLAYHOUSE		ACTIVE ADULT PROGRAM	590-517	20	300.00
12/05/2024	APCH	102867	ANTIQUE COACH AND CARRIAGE CO.		COMMUNITY EVENTS	585-522	20	1,050.00
12/05/2024	APCH	102868	ENTERTAINMENT MEDIA LLC		COMMUNITY EVENTS	585-522	20	300.00
12/05/2024	APCH	102869	HAPPY KIDS CHICAGO INC.		COMMUNITY EVENTS	585-522	20	425.00
12/05/2024	APCH	102870	MACA'S BAKEHOUSE CORP.		COMMUNITY EVENTS	585-522	20	525.00
12/05/2024	APCH	102871	PEEK A BOO FACE PAINTING LLC		COMMUNITY EVENTS	585-522	20	280.00
12/05/2024	APCH	102872	ULTIMATE RENTAL SERVICES, INC		COMMUNITY EVENTS	585-522	20	3,257.75
12/05/2024	APCH	102873	UNITED STATE POSTAL SERVICE		PREPAID POSTAGE	190-102	00	3,000.00
12/05/2024	APCH	102874	RECORD-A-HIT ENTERTAINMENT		COMMUNITY EVENTS	585-522	20	1,000.00
12/10/2024	APCH	102875	JANE ALLYSON MUSIC		ACTIVE ADULT PROGRAM	590-517	20	550.00
12/10/2024	APCH	102876	PETTY CASH OR CASH		ACTIVE ADULT PROGRAM	590-517	20	60.00
					ACTIVE ADULT PROGRAM	590-517	20	60.00
					ACTIVE ADULT PROGRAM	590-517	20	80.00
					CHECK APCHK 102876 TOTAL FOR FUND 01:			200.00
12/12/2024	APCH	412 (E) #	WEX BANK		FUEL/MILEAGE/WASH	455-303	10	2.00
					FUEL/MILEAGE/WASH	550-303	20	2.00
					FUEL/MILEAGE/WASH	630-303	30	5,539.23
					FUEL/MILEAGE/WASH	630-303	30	(54.08)
					FUEL/MILEAGE/WASH	710-303	35	1,691.47
					FUEL/MILEAGE/WASH	810-303	40	2.00
					CHECK APCHK 412(E) TOTAL FOR FUND 01:			7,182.62
12/16/2024	APCH	102877	911 TECH, INC.		EDP LICENSES	640-263	30	1,390.50
12/16/2024	APCH	102878#	ACCESS ONE, INC.		INTERNET/WEBSITE HOSTING	460-225	10	1,106.02
					INTERNET/WEBSITE HOSTING	460-225	10	237.31
					INTERNET/WEBSITE HOSTING	640-225	30	3,731.08
					INTERNET/WEBSITE HOSTING	715-225	35	237.31
					INTERNET/WEBSITE HOSTING	715-225	35	237.31
					INTERNET/WEBSITE HOSTING	715-225	35	237.31
					INTERNET/WEBSITE HOSTING	715-225	35	237.31
					CHECK APCHK 102878 TOTAL FOR FUND 01:			6,023.65
12/16/2024	APCH	102879	ACTIVE NETWORK, LLC		EDP EQUIPMENT/SOFTWARE	555-212	20	312.50
12/16/2024	APCH	102880	ADMINISTRATIVE CONSULTING SPECIA	PRINTING, PUBLISHING & TRANSCRIPTION		455-302	10	6,250.00

Check	Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND								
12/16/2024	APCH	102881	APEX LANDSCAPING, INC.		TREE MAINTENANCE	750-338	35	3,056.20
12/16/2024	APCH	102882	ARTISTIC ENGRAVING		EMPLOYEE RECOGNITION	630-309	30	225.00
12/16/2024	APCH	102883#	AT & T MOBILITY II LLC		PHONE - TELEPHONES	455-201	10	126.72
					TELEPHONES	510-201	15	156.96
					PHONE - TELEPHONES	630-201	30	1,808.85
					TELEPHONES	710-201	35	246.50
					CHECK APCHK 102883 TOTAL FOR FUND 01:			2,339.03
12/16/2024	APCH	102884	ATOMIC TRANSMISSION		MAINTENANCE - BUILDING	630-228	30	3,385.00
12/16/2024	APCH	102885	B & E AUTO REPAIR & TOWING		MAINTENANCE - BUILDING	630-228	30	211.52
12/16/2024	APCH	102886	BANNERVILLE USA INC		COMMUNITY EVENTS	585-522	20	397.00
12/16/2024	APCH	102887	BESTWAY CHARTER TRANSPORTATION,		ACTIVE ADULT PROGRAM	590-517	20	680.00
					ACTIVE ADULT PROGRAM	590-517	20	1,225.00
					ACTIVE ADULT PROGRAM	590-517	20	885.00
					ACTIVE ADULT PROGRAM	590-517	20	1,000.00
					CHECK APCHK 102887 TOTAL FOR FUND 01:			3,790.00
12/16/2024	APCH	102889	BLACKMAGIC SEALCOATING LLC		STREET IMPROVEMENTS	765-685	35	2,100.00
12/16/2024	APCH	102890	BLAKE HUNTLEY		REIMB PERSONNEL EXPENSES	630-306	30	250.00
					EMPLOYEE RECOGNITION	630-309	30	100.00
					CHECK APCHK 102890 TOTAL FOR FUND 01:			350.00
12/16/2024	APCH	102891#	CALLAHAN PLUMBING & IRRIGATION		MAINTENANCE - BUILDING	466-228	10	205.00
					MAINTENANCE - BUILDING	630-228	30	205.00
					CHECK APCHK 102891 TOTAL FOR FUND 01:			410.00
12/16/2024	APCH	102892	CASE LOTS, INC		MAINTENANCE - BUILDING	466-228	10	234.50
12/16/2024	APCH	102893	CDW GOVERNMENT, INC.		CONSULTING	455-306	10	1,874.88
12/16/2024	APCH	102894	CHICAGO DRONE LIGHT SHOWS, INC.		COMMUNITY EVENTS	585-522	20	20,000.00
12/16/2024	APCH	102895	CHICAGO METRO AGENCY FOR PLANNIN	FEES/DUES/SUBSCRIPTIONS		455-307	10	368.08
12/16/2024	APCH	102896	CHICAGO SUN-TIMES, INC	PRINTING & PUBLISHING		810-302	40	329.00
12/16/2024	APCH	102897	CHRIS JAKUBIAK	ACTIVE ADULT PROGRAM		590-517	20	200.00
12/16/2024	APCH	102898	CHRISTINE MARDEGAN	FUEL/MILEAGE/WASH		455-303	10	24.92

Check	Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND								
12/16/2024		APCH	102899*#	CHRISTOPHER B. BURKE	FEES - ENGINEERING ENGINEERING SERVICES ENGINEERING SERVICES ENGINEERING SERVICES ENGINEERING SERVICES ENGINEERING SERVICES ENGINEERING SERVICES ENGINEERING SERVICES	720-245 820-262 820-262 820-262 820-262 820-262 820-262 820-262	35 40 40 40 40 40 40 40	2,349.00 358.00 1,521.20 537.00 358.00 358.00 179.00 179.00
					CHECK APCHK 102899 TOTAL FOR FUND 01:			5,839.20
12/16/2024		APCH	102900	CHRISTOPHER B. BURKE	ENGINEERING SERVICES ENGINEERING SERVICES ENGINEERING SERVICES	820-262 820-262 820-262	40 40 40	179.00 306.00 461.52
					CHECK APCHK 102900 TOTAL FOR FUND 01:			946.52
12/16/2024		APCH	102901#	COMCAST CABLE	FEES/DUES/SUBSCRIPTIONS INTERNET/WEBSITE HOSTING	630-307 715-225	30 35	238.54 344.84
					CHECK APCHK 102901 TOTAL FOR FUND 01:			583.38
12/16/2024		APCH	102902	COMED	ENERGY - STREET LIGHTS ENERGY - STREET LIGHTS ENERGY - STREET LIGHTS ENERGY - STREET LIGHTS	745-207 745-207 745-207 745-207	35 35 35 35	56.66 695.35 75.90 549.08
					CHECK APCHK 102902 TOTAL FOR FUND 01:			1,376.99
12/16/2024		APCH	102903	DACRA ADJUDICATION LLC	EDP LICENSES	460-263	10	2,500.00
12/16/2024		APCH	102904	DUPAGE CNTY CHIEFS OF POL.ASSN.	FEES/DUES/SUBSCRIPTIONS	630-307	30	825.00
12/16/2024		APCH	102905#	DUPAGE COUNTY PUBLIC WORKS	SANITARY (835 MIDWAY) SANITARY (825 MIDWAY) SANITARY (825 MIDWAY) SANITARY (825 MIDWAY) SANITARY (825 MIDWAY) SANITARY (7760 QUINCY)	466-251 570-250 570-250 570-250 570-250 630-250	10 20 20 20 20 30	99.15 76.16 53.48 15.89 52.82 150.14
					CHECK APCHK 102905 TOTAL FOR FUND 01:			447.64
12/16/2024		APCH	102908*#	FALCO'S LANDSCAPING INC	STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	9,500.00

Check	Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND								
					STREET IMPROVEMENTS	765-685	35	7,200.00
					CHECK APCHK 102908 TOTAL FOR FUND 01:			16,700.00
12/16/2024	APCH	102909	FBI-LEEDA INC		FEES/DUES/SUBSCRIPTIONS	630-307	30	50.00
12/16/2024	APCH	102910	FIRE CONTROL, INC		MAINTENANCE - BUILDING	466-228	10	368.99
12/16/2024	APCH	102911	FIRST RESPONDERS WELLNESS CENTER		EXAMS - PHYSICAL	440-543	07	610.00
12/16/2024	APCH	102912*#	GOVERNMENT INSURANCE NETWORK		EMP DED PAY- INSURANCE	210-204	00	14,531.14
					LIFE INSURANCE - ELECTED OFFICIALS	410-141	05	71.98
					LIFE INSURANCE - COMMISSIONERS	435-148	07	23.60
					HEALTH/DENTAL/LIFE INSURANCE	455-141	10	6,702.43
					LIFE INSURANCE - PLAN COMMISSION	510-340	15	78.47
					HEALTH/DENTAL/LIFE INSURANCE	550-141	20	2,584.76
					HEALTH/DENTAL/LIFE INSURANCE	630-141	30	45,749.82
					HEALTH/DENTAL/LIFE INSURANCE	710-141	35	5,190.53
					HEALTH/DENTAL/LIFE INSURANCE	810-141	40	6,167.98
					CHECK APCHK 102912 TOTAL FOR FUND 01:			81,100.71
12/16/2024	APCH	102913	GRAINGER		MAINTENANCE SUPPLIES	570-331	20	18.57
12/16/2024	APCH	102915	HAGG PRESS, INC.		PRINTING & PUBLISHING	550-302	20	2,486.00
12/16/2024	APCH	102916	HEARTLAND BUSINESS SYSTEMS, LLC		PHONE - TELEPHONES	630-201	30	160.00
12/16/2024	APCH	102918	HINSDALE NURSERIES, INC.		TREE MAINTENANCE	750-338	35	4,822.00
					TREE MAINTENANCE	750-338	35	2,232.00
					CHECK APCHK 102918 TOTAL FOR FUND 01:			7,054.00
12/16/2024	APCH	102919	HOLLY SINE-RAMSDELL		ACTIVE ADULT PROGRAM	590-517	20	299.00
12/16/2024	APCH	102920*#	HOME DEPOT CREDIT SERVICES		COMMUNITY EVENTS	585-522	20	867.90
					COMMUNITY EVENTS	585-522	20	27.97
					COMMUNITY EVENTS	585-522	20	389.66
					COMMUNITY EVENTS	585-522	20	290.32
					COMMUNITY EVENTS	585-522	20	1,099.42
					COMMUNITY EVENTS	585-522	20	1,357.23
					COMMUNITY EVENTS	585-522	20	701.40
					COMMUNITY EVENTS	585-522	20	1,620.26
					COMMUNITY EVENTS	585-522	20	1,801.72
					COMMUNITY EVENTS	585-522	20	848.36
					OPERATING SUPPLIES & EQUIPMENT	710-401	35	370.77
					CHECK APCHK 102920 TOTAL FOR FUND 01:			9,375.01

Check	Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND								
12/16/2024		APCH	102921	HOME DEPOT CREDIT SERVICES	COMMUNITY EVENTS	585-522	20	303.28
12/16/2024		APCH	102922	IRMA	SELF INSURANCE - DEDUCTIBLE	480-273	10	8,738.45
					SELF INSURANCE - DEDUCTIBLE	480-273	10	125.00
					CHECK APCHK 102922 TOTAL FOR FUND 01:			8,863.45
12/16/2024		APCH	102923	KEVRON PRINTING & DESIGN INC	PRINTING & PUBLISHING	810-302	40	142.36
12/16/2024		APCH	102924	KING CAR WASH	FUEL/MILEAGE/WASH	630-303	30	300.00
12/16/2024		APCH	102925*#	KLOEPFER CONSTRUCTION, INC.	STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	5,609.30
12/16/2024		APCH	102926#	KONICA MINOLTA BUSINESS SOLUTION	OFFICE SUPPLIES	455-301	10	120.00
					COPY SERVICE	455-315	10	150.00
					COPY SERVICE	630-315	30	150.00
					COPY SERVICE	630-315	30	150.00
					COPY SERVICE	810-315	40	150.00
					CHECK APCHK 102926 TOTAL FOR FUND 01:			720.00
12/16/2024		APCH	102927	LANDWORKS LTD	CONTINGENCIES	490-799	10	8,245.00
					CONTINGENCIES	490-799	10	7,176.00
					CHECK APCHK 102927 TOTAL FOR FUND 01:			15,421.00
12/16/2024		APCH	102928*#	LAUTERBACH & AMEN LLP	FINANCIAL SERVICES	620-252	25	3,000.00
					FINANCIAL SERVICES	620-252	25	13,650.00
					CHECK APCHK 102928 TOTAL FOR FUND 01:			16,650.00
12/16/2024		APCH	102929	LAW OFFICES STORINO RAMELLO&DURK	FEES - VILLAGE ATTORNEY	470-239	10	19,397.30
					FEES - LABOR COUNSEL	470-242	10	1,309.40
					FEES - LABOR COUNSEL	470-242	10	1,056.00
					CHECK APCHK 102929 TOTAL FOR FUND 01:			21,762.70
12/16/2024		APCH	102931	LORI RINELLA	SCHOOLS/CONFERENCES/TRAVEL	630-304	30	19.03
12/16/2024		APCH	102934	MENNEN, SARENA	01_REFUNDABLE ROW BOND	310-401	00	1,000.00
12/16/2024		APCH	102937	MILENA FENCL	ACTIVE ADULT PROGRAM	590-517	20	45.00
12/16/2024		APCH	102938#	MULTISYSTEM MANAGEMENT COMPANY	MAINTENANCE - BUILDING	466-228	10	11,880.00
					MAINTENANCE - BUILDING	466-228	10	1,222.50

Check	Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND								
					MAINTENANCE - EQUIPMENT	570-411	20	900.00
					MAINTENANCE - BUILDING	630-228	30	1,222.50
					CHECK APCHK 102938 TOTAL FOR FUND 01:			15,225.00
12/16/2024	APCH	102939#	NICOR GAS		NICOR GAS (825 MIDWAY)	570-235	20	145.45
					NICOR GAS (825 MIDWAY)	570-235	20	161.33
					NICOR GAS (7760 QUINCY)	630-235	30	255.74
					NICOR GAS	725-415	35	156.29
					CHECK APCHK 102939 TOTAL FOR FUND 01:			718.81
12/16/2024	APCH	102940#	NJ RYAN TREE & LANDSCAPE LLC		MAINTENANCE - BUILDING	466-228	10	1,470.00
					MAINTENANCE - EQUIPMENT	570-411	20	4,660.00
					TREE MAINTENANCE	750-338	35	10,765.00
					TREE MAINTENANCE	750-338	35	6,660.00
					TREE MAINTENANCE	750-338	35	7,736.00
					TREE MAINTENANCE	750-338	35	6,800.00
					TREE MAINTENANCE	750-338	35	7,120.00
					TREE MAINTENANCE	750-338	35	12,070.00
					CHECK APCHK 102940 TOTAL FOR FUND 01:			57,281.00
12/16/2024	APCH	102941	NORTH EAST MULTI REGIONAL TRNG.		SCHOOLS/CONFERENCES/TRAVEL	630-304	30	255.00
12/16/2024	APCH	102943	OCCUPATIONAL HEALTH CENTERS		EXAMS - PHYSICAL	440-543	07	386.00
12/16/2024	APCH	102944#	ODELSON, MURPHEY, FRAZIER		FEES - VILLAGE ATTORNEY	470-239	10	740.00
					LEGAL FEES	820-239	40	185.00
					CHECK APCHK 102944 TOTAL FOR FUND 01:			925.00
12/16/2024	APCH	102945#	ORBIS SOLUTIONS		SCHOOLS/CONFERENCES/TRAVEL	455-304	10	280.00
					CONSULTING	455-306	10	21,264.00
					CONSULTING SERVICES - IT	460-306	10	1,384.55
					CONSULTING SERVICES - IT	460-306	10	313.60
					INFORMATIONAL TECH SERVICES	555-308	20	1,384.55
					INFORMATIONAL TECH SERVICES	555-308	20	313.60
					INFORMATIONAL TECH SERVICES	640-308	30	1,384.55
					INFORMATIONAL TECH SERVICES	640-308	30	313.60
					INFORMATIONAL TECH SERVICES	715-308	35	1,384.55
					INFORMATIONAL TECH SERVICES	715-308	35	313.60
					INFORMATIONAL TECH SERVICES	815-308	40	1,384.55
					INFORMATIONAL TECH SERVICES	815-308	40	313.60

Check	Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND					CHECK APCHK 102945 TOTAL FOR FUND 01:			30,034.75
12/16/2024	APCH	102946	ORKIN EXTERMINATING		MAINTENANCE - BUILDING	630-228	30	120.99
12/16/2024	APCH	102947	P.F. PETTIBONE & CO.		PRINTING & PUBLISHING	630-302	30	19.00
12/16/2024	APCH	102948	QUADIENT LEASING USA, INC.		POSTAGE & METER RENT	455-311	10	707.49
12/16/2024	APCH	102949	RATHS, RATHS & JOHNSON, INC.		ENGINEERING SERVICES	820-262	40	423.75
12/16/2024	APCH	102950	RAY O'HERRON CO., INC.		UNIFORMS	630-345	30	71.99
					UNIFORMS	630-345	30	63.00
					OPERATING EQUIPMENT	630-401	30	583.57
					CHECK APCHK 102950 TOTAL FOR FUND 01:			718.56
12/16/2024	APCH	102951	READY REFRESH		COMMISSARY PROVISION	455-355	10	2.59
12/16/2024	APCH	102953	RUTLEDGE PRINTING CO.		PRINTING & PUBLISHING	630-302	30	125.14
12/16/2024	APCH	102954	SAFE BUILT, LLC		BUILDING, PLAN REVIEW & INSP. SERVICE	820-260	40	4,838.08
					BUILDING, PLAN REVIEW & INSP. SERVICE	820-260	40	642.46
					CHECK APCHK 102954 TOTAL FOR FUND 01:			5,480.54
12/16/2024	APCH	102955	SERVICE SANITATION INC		COMMUNITY EVENTS	585-522	20	1,625.00
12/16/2024	APCH	102956*#	SPENCER KARIE		FINANCIAL SERVICES	620-252	25	2,280.00
12/16/2024	APCH	102957	TAMELING GRADING		MAINTENANCE - EQUIPMENT	570-411	20	1,320.00
12/16/2024	APCH	102958*#	TAMELING INDUSTRIES		TREE MAINTENANCE	750-338	35	2,721.60
					STREET IMPROVEMENTS	765-685	35	101.30
					CHECK APCHK 102958 TOTAL FOR FUND 01:			2,822.90
12/16/2024	APCH	102959	THOMPSON ELEV. INSPECT. SERVICE		ELEVATOR INSPECTION	830-117	40	473.00
					ELEVATOR INSPECTION	830-117	40	86.00
					CHECK APCHK 102959 TOTAL FOR FUND 01:			559.00
12/16/2024	APCH	102960	UNDERGROUND PIPE SOLUTIONS		STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	3,300.00
					STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	3,500.00
					STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	4,000.00
					STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	3,600.00
					STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	3,400.00
					STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	3,900.00

Check	Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND								
					CHECK APCHK 102960 TOTAL FOR FUND 01:			21,700.00
12/16/2024	APCH	102962	VALENTINO VINEYARDS INC.		ACTIVE ADULT PROGRAM	590-517	20	438.00
12/16/2024	APCH	102964	VESTIS GROUP, INC.		MAINTENANCE - BUILDING	630-228	30	576.82
12/16/2024	APCH	102965#	VESTIS GROUP, INC.		MAINTENANCE - BUILDING	466-228	10	140.97
					MAINTENANCE - BUILDING	630-228	30	2,052.00
					MAINTENANCE - BUILDING	630-228	30	284.36
					MAINTENANCE	725-410	35	93.55
					CHECK APCHK 102965 TOTAL FOR FUND 01:			2,570.88
12/16/2024	APCH	102966	WEX HEALTH, INC		FEES/DUES/SUBSCRIPTIONS	455-307	10	50.00
12/16/2024	APCH	102968	WLBK BURR RIDGE CHAMBER OF COM		CHAMBER DIRECTORY	435-319	53	3,000.00
12/16/2024	APCH	102969	WOJCIK, DARIUSZ		BSEC24-001 - PB21-048	210-110	00	10,000.00
12/16/2024	APCH	413(E) #	AMAZON CAPITAL SERVICES		OFFICE SUPPLIES	455-301	10	68.41
					FEES/DUES/SUBSCRIPTIONS	455-307	10	179.00
					OFFICE/GENERAL PROGRAM SUPPLIES	550-301	20	85.69
					ACTIVE ADULT PROGRAM	590-517	20	132.35
					OFFICE SUPPLIES	630-301	30	167.42
					PRINTING & PUBLISHING	630-302	30	7.79
					EMPLOYEE RECOGNITION	630-309	30	209.97
					BUILDING MAINTENANCE SUPPLIES	630-351	30	112.99
					OPERATING EQUIPMENT	630-401	30	96.75
					OPERATING EQUIPMENT	630-401	30	(18.60)
					COMMODITIES	670-331	30	21.98
					OFFICE SUPPLIES	710-301	35	249.07
					CHECK APCHK 413(E) TOTAL FOR FUND 01:			1,312.82
					Total for fund 01 GENERAL FUND			433,598.32

Check	Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 02 WATER FUND								
12/16/2024		APCH	102888	BLACK GOLD SEPTIC	WELLHOUSE REPAIRS & MAIN - WB EXEC PL	425-474	50	500.00
					WELLHOUSE REPAIRS & MAIN - WB EXEC PL	425-474	50	500.00
					CHECK APCHK 102888 TOTAL FOR FUND 02:			1,000.00
12/16/2024		APCH	102899*#	CHRISTOPHER B. BURKE	FEES - ENGINEERING	405-245	50	742.00
12/16/2024		APCH	102907	ETP LABS INC	SAMPLING ANALYSIS	420-362	50	200.00
12/16/2024		APCH	102908*#	FALCO'S LANDSCAPING INC	SPOILS HAULING SERVICES	430-280	50	5,500.00
					SPOILS HAULING SERVICES	430-280	50	6,050.00
					SPOILS HAULING SERVICES	430-280	50	6,050.00
					SPOILS HAULING SERVICES	430-280	50	6,050.00
					SPOILS HAULING SERVICES	430-280	50	6,050.00
					CHECK APCHK 102908 TOTAL FOR FUND 02:			35,750.00
12/16/2024		APCH	102912*#	GOVERNMENT INSURANCE NETWORK	HEALTH/DENTAL/LIFE INSURANCE	401-141	50	6,343.99
					HEALTH/DENTAL/LIFE INSURANCE	401-141	50	1,256.71
					CHECK APCHK 102912 TOTAL FOR FUND 02:			7,600.70
12/16/2024		APCH	102914	HACH CHEMICAL COMPANY	OPERATING EQUIPMENT	430-401	50	3,591.75
12/16/2024		APCH	102920*#	HOME DEPOT CREDIT SERVICES	VEHICLE MAINTENANCE	401-350	50	70.75
					VEHICLE MAINTENANCE	401-350	50	22.48
					VEHICLE MAINTENANCE	401-350	50	54.78
					CHECK APCHK 102920 TOTAL FOR FUND 02:			148.01
12/16/2024		APCH	102925*#	KLOEPFER CONSTRUCTION, INC.	WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	6,499.43
					WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	1,973.10
					WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	2,786.80
					CHECK APCHK 102925 TOTAL FOR FUND 02:			11,259.33
12/16/2024		APCH	102928*#	LAUTERBACH & AMEN LLP	FINANCIALS SERVICES	401-309	50	2,000.00
					FINANCIALS SERVICES	401-309	50	9,100.00
					CHECK APCHK 102928 TOTAL FOR FUND 02:			11,100.00
12/16/2024		APCH	102935	METROPOLITAN INDUSTRIES INC	PHONE - TELEPHONES	401-201	50	138.00
12/16/2024		APCH	102936	MIDWEST METER INC	EDP LICENSES	417-263	50	1,440.00

Check	Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 02 WATER FUND								
12/16/2024		APCH	102952	REGIONAL TRUCK EQUIPMENT CO	VEHICLE MAINTENANCE	401-350	50	539.75
12/16/2024		APCH	102956*#	SPENCER KARIE	FINANCIALS SERVICES	401-309	50	1,520.00
12/16/2024		APCH	102958*#	TAMELING INDUSTRIES	STREET IMPROVEMENTS SERVICES	430-281	50	336.33
12/16/2024		APCH	102961	USABLUEBOOK	UNIFORMS	401-315	50	222.95
					UNIFORMS	401-315	50	93.17
					SAMPLING ANALYSIS	420-362	50	182.93
					CHECK APCHK 102961 TOTAL FOR FUND 02:			499.05
12/16/2024		APCH	102963	VARIVERGE LLC	PRINTING & PUBLISHING	401-302	50	541.18
					POSTAGE & METER RENT	401-311	50	889.13
					CHECK APCHK 102963 TOTAL FOR FUND 02:			1,430.31
12/16/2024		APCH	102967	WILLOWBROOK FORD INC.	VEHICLE MAINTENANCE	401-350	50	400.00
12/16/2024		APCH	414 (E)	DUPAGE WATER COMMISSION	PURCHASE OF WATER	420-575	50	129,355.56
12/16/2024		APCH	415 (E) *#	UMB BANK N.A.	BONDS PAYABLE - CURRENT	280-103	00	12,343.00
					INTEREST - BOND	449-102	50	4,073.00
					CHECK APCHK 415(E) TOTAL FOR FUND 02:			16,416.00
					Total for fund 02 WATER FUND			223,466.79

Check	Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 10 CAPITAL PROJECT FUND								
12/16/2024		APCH	102899*#	CHRISTOPHER B. BURKE	STORMWATER MASTER PLAN	600-306	55	26,350.00
					CREEKSIDER PARK IMPROVEMENTS	600-345	55	11,088.50
					CREEKSIDER PARK IMPROVEMENTS	600-345	55	17,453.15
					BORSE PARK PHASE II	600-347	55	20,532.10
					BORSE PARK PHASE II	600-347	55	12,223.28
					CHECK APCHK 102899 TOTAL FOR FUND 10:			87,647.03
12/16/2024		APCH	102917	HIGH STAR TRAFFIC	STREET SIGN REPLACEMENT	600-320	55	823.30
					STREET SIGN REPLACEMENT	600-320	55	69.00
					STREET SIGN REPLACEMENT	600-320	55	1,735.30
					STREET SIGN REPLACEMENT	600-320	55	51.55
					STREET SIGN REPLACEMENT	600-320	55	(69.00)
					CHECK APCHK 102917 TOTAL FOR FUND 10:			2,610.15
12/16/2024		APCH	102930	LIVING WATERS CONSULTANTS	BORSE PARK PHASE II	600-347	55	3,500.00
12/16/2024		APCH	102933	MARTAM CONSTRUCTION, INC.	EXECUTIVE DRIVE PROJECT	600-309	55	232,953.74
12/16/2024		APCH	102942	NOVOTNY ENGINEERING	CREEKSIDER PARK IMPROVEMENTS	600-345	55	48,717.19
					BORSE PARK PHASE II	600-347	55	11,880.63
					CHECK APCHK 102942 TOTAL FOR FUND 10:			60,597.82
					Total for fund 10 CAPITAL PROJECT FUND			387,308.74

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CHECK DISBURSEMENT REPORT FOR VILLAGE OF WILLOWBROOK
CHECK DATE FROM 11/27/2024 - 12/18/2024

Page 12/14

Check	Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 11 DEBT SERVICE FUND								
12/16/2024		APCH	415 (E)*#	UMB BANK N.A.	BOND PRINCIPAL	550-401	70	237,657.00
					BOND INTEREST	550-402	70	43,852.00
					CHECK APCHK 415(E) TOTAL FOR FUND 11:			281,509.00
					Total for fund 11 DEBT SERVICE FUND			281,509.00

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DB: Willowbrook

CHECK DISBURSEMENT REPORT FOR VILLAGE OF WILLOWBROOK
CHECK DATE FROM 11/27/2024 - 12/18/2024

Page 13/14

Check	Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 15 RT 83/PLAINFIELD RD BUSINESS DISTRCT TAX								
12/16/2024		APCH	102906	ELROD FRIEDMAN LLP	LEGAL FEES	401-242	15	1,698.50
12/16/2024		APCH	102912*#	GOVERNMENT INSURANCE NETWORK	HEALTH/DENTAL/LIFE INSURANCE	455-141	15	418.90
Total for fund 15 RT 83/PLAINFIELD RD BUSINESS								2,117.40

Check	Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 17 SERIES 2022 BOND								
12/16/2024		APCH	102932	MALLON AND ASSOCIATES, INC.	OTHER PROFESSIONAL SERVICE (WEDP)	540-425	80	5,022.14
12/16/2024		APCH	415 (E) *#	UMB BANK N.A.	BOND PRINCIPAL EXPENSE	550-401	80	165,000.00
					BOND INTEREST EXPENSE	550-402	80	2,227.50
					BOND PRINCIPAL EXPENSE	550-401	85	195,000.00
					BOND INTEREST EXPENSE	550-402	85	173,048.00
					CHECK APCHK 415(E) TOTAL FOR FUND 17:			535,275.50
					Total for fund 17 SERIES 2022 BOND			540,297.64
				TOTAL - ALL FUNDS				1,868,297.89

'*-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND

'#*-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT



BOARD OF TRUSTEES MEETING

AGENDA ITEM NO: 6.d.

DATE: December 16, 2024

SUBJECT:

A MOTION FOR A BUDGET AMENDMENT TO THE GENERAL FUND FOR THE IT SERVER INFRASTRUCTURE UPGRADE FROM ORBIS SOLUTIONS, INC.

STAFF REPORT

TO: Mayor Trilla and Board of Trustees
FROM: Alex Arteaga Assistant Village Administrator
THROUGH: Sean Halloran, Village Administrator

PREVIOUS ACTION TAKEN

At the July 22, 2024 Committee of the Whole meeting, the Board gave unanimous support to move forward with the proposal to upgrade the Village's network server infrastructure to enhance the security, reliability, and performance of the Village's IT systems.

On August 12, 2024, the Board of Trustees adopted the resolution to approve the proposal from Orbis Solutions, Inc. at a cost of \$55,034.88 to replace and upgrade the Village's server network.

PURPOSE AND ACTION REQUESTED

Staff is requesting a budget amendment to the General Fund of \$50,000 to cover the majority of the cost of the server upgrade performed by Orbis and approved by the Board in August.

FINANCIAL IMPACT

If approved, the Village will increase the General Fund budget by \$55,034.88 for fiscal year 2024/2025.

RECOMMENDED ACTION:

Staff recommends passing the motion for a budget amendment.



BOARD OF TRUSTEES MEETING

AGENDA ITEM NO: 7.

DATE: December 16, 2024

SUBJECT:

A RESOLUTION AUTHORIZING THE EXECUTION OF AN ASSIGNMENT AND ASSUMPTION
OF MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 7.0 (618 Plainfield Road)

STAFF REPORT

TO: Mayor Trilla and Board of Trustees
FROM: Sean Halloran, Village Administrator
THROUGH: Sean Halloran, Village Administrator

PURPOSE AND ACTION REQUESTED

Staff requests approval of a contract to acquire the property at 618 Plainfield Road for \$360,000. This action stems from the direction that staff received as part of the Village's Comprehensive Plan.

FINANCIAL IMPACT

If approved, the funding for the purchase of the property will come from the Opportunity Reserve Fund.

RECOMMENDED ACTION:

Staff recommends approval of a resolution to purchase the property at 618 Plainfield Road.

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION OF AN
ASSIGNMENT AND ASSUMPTION OF MULTI-BOARD
RESIDENTIAL REAL ESTATE CONTRACT 7.0
(618 Plainfield Road)**

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, as follows:

SECTION 1: The Mayor and Board of Trustees of the Village of Willowbrook find as follows:

- A. The Village of Willowbrook (“*Village*”) is a home rule municipality pursuant to Section 7 of Article VII of the Constitution of the State of Illinois.
- B. Mary and Gregory Umentum (collectively, “*Seller*”) are the owners of the real estate and appurtenances attached thereto for the property commonly known as 618 Plainfield Road, Willowbrook, Illinois, with permanent real estate index number 09-23-404-025 (“*Property*”).
- C. Michael F. Mallon (“*Broker*”) entered into an agreement to acquire the Property (“*Purchase Contract*”).
- D. The Village desires to acquire the Property on the terms and conditions in the Purchase Contract in furtherance of potential recreational development and other public purposes.
- E. It is the desire of the Broker to assign the Purchase Contract to the Village, and it is the desire of the Village to accept the assignment of the Purchase Contract from the Broker, on the terms set forth in the “Assignment and Assumption of Multi-Board Residential Real Estate Contract 7.0 (618 Plainfield Road),” attached hereto as EXHIBIT A and made a part hereof (“*Assignment*”).
- F. It is in the best interest of the Village to acquire the Property.

SECTION 2: Based upon the foregoing, the Mayor, Village Clerk, and Village Administrator be and are hereby authorized and directed to accept assignment of the Purchase Contract from the Broker and to acquire the Property pursuant to the terms and conditions set forth in the Assignment and the Purchase Contract. The Mayor, the Village Clerk, and the Village Administrator are further authorized and directed to execute and deliver such other instruments, including the Assignment and closing documents as may be necessary or convenient to consummate such acquisition.

SECTION 3: This Resolution shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

ADOPTED this ____ day of December, 2024, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED this ____ day of December, 2024, by the Mayor of the Village of Willowbrook, and attested by the Village Clerk, on the same day.

Mayor

APPROVED and FILED in my office this ____ day of December, 2024 and published in pamphlet form in the Village of Willowbrook, DuPage County, Illinois.

ATTEST:

Village Clerk

EXHIBIT A

ASSIGNMENT

(attached)

**ASSIGNMENT AND ASSUMPTION OF MULTI-BOARD
RESIDENTIAL REAL ESTATE CONTRACT 7.0
(618 Plainfield Road)**

THIS ASSIGNMENT AND ASSUMPTION OF MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 7.0 ("Assignment") is made and entered into as of December 16, 2024 by and between **MICHAEL F. MALLON ("Assignor")**, and the **VILLAGE OF WILLOWBROOK**, an Illinois home rule municipal corporation ("Assignee"). Assignor and Assignee are referred to, collectively, as the "**Parties**."

WHEREAS, pursuant to that certain Multi-Board Residential Real Estate Contract 7.0 dated November 26, 2024, including Rider No. 1 thereto (collectively, "**Contract**"), by and between Assignor and Mary and Gregory Umentum (collectively, "**Seller**") , Assignor agreed to purchase from Seller certain real estate located at 618 Plainfield Road, Willowbrook, Illinois, as more particularly described in the Contract ("**Property**");

WHEREAS, Assignor desires to assign all of its rights and obligations arising under the Contract to Assignee, and Assignee desires to assume all of said rights and obligations, as provided in this Assignment.

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the Parties contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Incorporation of Recitals**. The recitals above are incorporated into and made a part of this Assignment.
2. **Assignment**. Assignor hereby assigns and transfers to Assignee all of Assignor's rights, title, interest, and obligations in and to the Contract.
3. **Assumption; Acceptance**. Assignee hereby accepts the assignment of the Contract and hereby accepts and expressly assumes all of the rights, title, interest, and obligations of Assignor in and to the Contract. Assignee agrees to be bound by the terms of the Contract and assumes the performance of the obligations of Assignor under the Contract.
4. **Indemnity**. Assignee agrees to indemnify, defend, and hold harmless Assignor from and against any and all losses, claims, judgments, liabilities, damages, actions or suits, costs, and expenses (including without limitation reasonable attorneys' fees) (collectively, "**Claims**") initiated or alleged by Seller or third parties related to the Contract, the Property or arising from or related to the obligations and liabilities of Assignor as "Buyer" under the Contract arising prior to the date of this Assignment.
5. **Attorneys' Fees**. In the event either party initiates an action against the other related to this Assignment, the prevailing party will be entitled to such reasonable attorneys' fees, costs, and expenses from the other party.
6. **Broker Commission**. If the Assignee acquires the Property pursuant to the Contract, Assignee agrees to pay Mallon & Associates, Inc. a commission of \$18,000 at the closing, on the terms and conditions set forth in a separate brokerage agreement. However, if the closing does not take place for any reason, Assignee will have no obligation to pay a commission to Mallon & Associates, Inc.

7. Governing Law. This Assignment will be construed and enforced in accordance with the laws of the State of Illinois, without regard to conflicts of law.

8. Authorization. Each of the Parties represents to the other that it has the legal power, right and authority to enter into this Assignment and that the individuals executing this Assignment on behalf of each of Assignor and Assignee have the legal power, right and actual authority to bind Assignor and Assignee, respectively, to the terms and conditions hereof.

9. Counterpart Execution. This Assignment (a) may be executed by electronic signature, (b) may be executed and delivered in counterparts, and (c) may be delivered electronically.

IN WITNESS WHEREOF, the Parties have executed this Assignment as of the date first above written.

ASSIGNOR:

Michael F. Mallon

ASSIGNEE:

VILLAGE OF WILLOWBROOK,
an Illinois home rule municipal corporation

By: _____
Frank Trilla, Mayor



BOARD OF TRUSTEES MEETING

AGENDA ITEM NO: 8.

DATE: December 16, 2024

SUBJECT:

AN ORDINANCE GRANTING APPROVAL OF A FINAL PLAT OF SUBDIVISION AND
GRANTING CERTAIN VARIATIONS FROM THE VILLAGE OF WILLOWBROOK UNIFIED
DEVELOPMENT ORDINANCE 5929 S. WESTERN AVENUE – ABBY ESTATES SUBDIVISION

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 petitioner and contract purchaser of the subject properties, McNaughton Development LLC., has requested review and approval of Zoning Hearing Case No. PC 24-10: Consideration of a petition requesting a Final Plat of Subdivision for the Abby Estates Subdivision located at 5929 Western Avenue, Willowbrook, Illinois for a minor subdivision, for a lot line adjustment to re-subdivide one (1) single-family residential parcel into two (2) parcels. Currently zoned R-2 Single-Family Residence District, the two (2) new parcels comply with the minimum lot requirements of the R-2 Zoning District in the Unified Development Ordinance (UDO).

The second request of the petition is a request to approve the following zoning variations from the Unified Development Ordinance (UDO):

1. Section 9-07-03(A) Streets: to leave the existing street, Western Avenue as is.
2. Section 9-07-03(B)(4)(a)(4) to increase the maximum depth to width ratio of three to one (3:1) maximum, to allow A 3.40:1 ratio for both lots making Lot 1, 82.76 x 281.51 and a Lot 2, 82.76 x 281.53 of the proposed subdivision.
3. Section 9-07-04(D)(1) to eliminate or waive the sidewalk requirement from the subdivision proposal as no other properties along Western Avenue in Willowbrook's jurisdiction have public sidewalks.

BACKGROUND/SUMMARY

The single lot property is 1.07 total acres and currently zoned R-2 single-family residential district. The property was platted in DuPage County as part of The Clarendon Hills Acre Estates Subdivision from 1923. The lot current lot dimensions are 165.53 wide and 314.53 in depth. The first 33 feet of the existing lot include half of Western Avenue, measured at the centerline, which will be dedicated to the Village of Willowbrook.

The proposed plat indicates a plan for two single-family homes to be developed. If approved, the future homes will be connected to Village utilities as required by the UDO. The two proposed lots are almost identical, 82.76 feet of frontage along Western Avenue and in lot square footage; Lot 1: 23,292 and Lot 2: 23,295. The water main is located on the west side of Western Avenue and will be extended under Western to serve both homes. The applicant has submitted a building permit for demolition of the existing house and for the two new single-family houses.



Section 9-7-03 of the Unified Development Ordinance (UDO) sets forth subdivision standards for streets, easements, lots, and public improvements. Two of the requested variations are to leave the existing road as is with no changes and to waive the sidewalk requirement along Western Avenue. There are currently no sidewalks along Western Avenue within the jurisdiction of Willowbrook, which is the reason for the variance request.

Section 9-07-03(B)(4)(a)(4) states the lot dimensions cannot exceed a 3:1 width to depth ratio maximum. A variance has been requested to this section to allow a 3.40:1 ratio because the existing lot was legally established lot prior to annexation to the Village of Willowbrook and prior to the development of the UDO 3:1 lot ratio requirement.

A public hearing was held on Wednesday, December 4, 2024, before the Plan Commission, which voted unanimously 7-0 in favor of the proposed petition, as proposed, to forward a positive recommendation to the Village Board.

FINANCIAL IMPACT

There is no financial impact of this item.

RECOMMENDED ACTION:

Approval of the Ordinance based on the Plan Commission recommendation.



Village of Willowbrook
Staff Report to the Plan Commission

Public Hearing Date: December 4, 2024

Village Board Receive & Vote: December 16, 2024

Prepared By: Michael Krol, Director of Community Development

Case Title: Zoning Hearing Case No. PC 24-10: Final Plat of Subdivision for Abby Estates Subdivision, located at 5929 Western Avenue and consideration of zoning variations to the Unified Development Ordinance.

Petitioner: McNaughton Development LLC., 11S220 Jackson Street, Burr Ridge, IL 60527.

Action Requested: Consideration and recommendation regarding a Final Plat of Subdivision for 5929 Western Avenue, Willowbrook, Illinois for a minor subdivision, for a lot line adjustment to resubdivide one (1) single-family residential parcel into two (2) single-family residential parcels and consideration of zoning variations to the Unified Development Ordinance.

Location: 5929 Western Avenue, Willowbrook IL 60527

PINs: 09-15-401-005

Existing Zoning: R-2 Single Family Residence District

Proposed Zoning: R-2 Single Family Residence District

Property Size: 1.07 acres

Surrounding Land Use:	Use	Zoning
North	Single Family Residential	R-2
East	Single-Family Residential	R-2
West	Single-Family Residential	R-2
South	Single-Family Residential	R-2

**Necessary Action by
Village Board:**

Consider and approval of the attached ordinance.

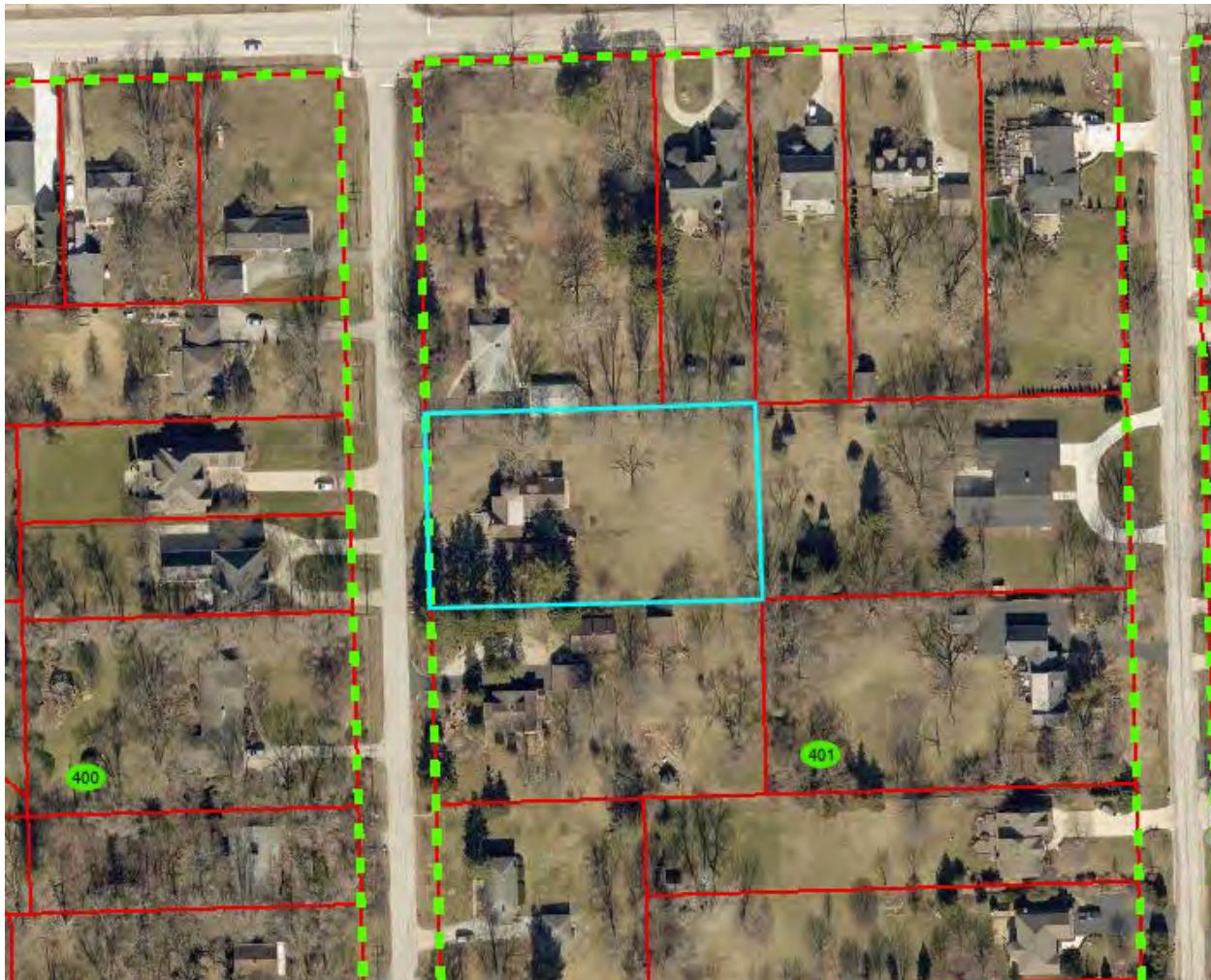


History & Background

Site Description

The single lot property is 1.07 total acres and currently zoned R-2 single-family residential district. The property was platted in DuPage County as part of The Clarendon Hills Acre Estates Subdivision from 1923. The lot dimensions are 165.53 wide and 314.53 in depth. The first 33 feet of the existing lot include half of Western Avenue, measured at the centerline, which will be dedicated to the Village of Willowbrook.

Exhibit 1: Aerial View of the Subject Property



Development Proposal

The purpose of this meeting and public hearing is to consider a petition requesting a review and recommendation of a final plat of subdivision for the Abby Estates Subdivision located at 5929 Western Avenue, Willowbrook, Illinois, for a minor subdivision to resubdivide one (1) parcel into a two (2) lot subdivision which would carry the same R-2 Single-Family Residence zoning district.



The second request for review and recommendation is approval of the following zoning variations from the Unified Development Ordinance (UDO):

1. Section 9-07-03(A) Streets: to leave the existing street, Western Avenue as is.
2. Section 9-07-03(B)(4)(a)(4) to increase the maximum depth to width ratio of three to one (3:1) maximum, to allow a 3.40:1 ratio for both lots making Lot 1, 82.76 x 281.51 and a Lot 2, 82.76 x 281.53 of the proposed subdivision.
3. Section 9-07-04(D)(1) to eliminate or waive the sidewalk requirement from the subdivision proposal as no other properties along of Western Avenue in Willowbrook's jurisdiction have public sidewalks.

The petitioners, McNaughton Development LLC., Burr Ridge, Illinois are the contract purchasers of the property and have submitted a building permit for demolition of the existing house. The proposed plat indicates a plan for two single-family homes to be developed. The future homes will be connected to Village utilities as required by the UDO. The two proposed lots are almost identical, 82.76 feet of frontage along Western Avenue and in lot square footage; Lot 1, 23,292 and Lot 2, 23,295. The watermain is located on the west side of Western Avenue and will be extended under Western to serve both homes.

The proposed project will extend the sanitary sewer approximately 60 feet along the frontage of proposed Lot 1. The proposed sanitary sewer will be located within a Public Utility and Drainage Easement within the front yards of the new lots. The sewer will be owned and maintained by the Flagg Creek Water Reclamation District. This sewer extension will meet the requirement of the Village code to have sanitary sewer serving all lots within the proposed subdivision.

Section 9-7-03 of the Unified Development Ordinance (UDO) sets forth subdivision standards for streets, easements, lots, and public improvements. Two of the requested variations are to leave the existing road as is with no changes and to waive the sidewalk requirement along Western Avenue. There are currently no sidewalks along Western Avenue within the jurisdiction of Willowbrook, which is the reason for the variance request.

Section 9-07-03(B)(4)(a)(4) states the lot dimensions cannot exceed a 3:1 width to depth ratio maximum. A variance has been requested to this section to allow a 3.40:1 ratio because the existing lot was legally established lot prior to annexation to the Village of Willowbrook and prior to the development of the UDO 3:1 lot ratio requirement.

Outlined in Section 9-7-03 of the UDO subdivision code states that the subdivider shall plat and dedicate to the Village such streets at the location. The dedication has been indicated on the final plat of subdivision provided, dedicating 33 feet, measured at the Western Avenue centerline, to the Village of Willowbrook. While most of the lots in Willowbrook have been subdivided and the roadway's dedicated, there are still several lots throughout the Village of Willowbrook that haven't been legally dedicated to the Village of Willowbrook. The Village already maintains and snowplows Western Avenue, so there will be no impact or financial cost to the Village.

Pursuant to the Subdivision Standards and Procedures of the Unified Development Ordinance (UDO), the proposed subdivision qualifies as a minor subdivision because the proposal is for under five (5) lots and requires final plat approval at a public hearing with Plan Commission review and recommendation prior to Village Board consideration.



Staff Analysis

Appropriateness of Use

Single-family detached homes are a permitted use in the R-2 zoning district. The bulk regulations for the R-2 district are provided in the chart below. All two (2) proposed lots meet all the minimum requirements of the Willowbrook UDO and will be verified during the permit review process.

Bulk Standard	R-2	Proposed		Variance
		Lot 1 – Vacant	Lot 2 – Vacant	
Lot Area	11,000 sq. ft.	23,292 sq. ft.	23,295 sq. ft.	None
Lot Width	70 ft.	82.76 ft.	82.76 ft.	None
Front Yard Setback	40 ft.	40 ft.	40 ft.	None
Interior Side Yard Setback	8 ft.	8 ft.	8 ft.	None
Exterior Side Yard Setback	40 ft.	N/A	N/A	None
Rear Yard Setback	30 ft.	30 ft.	30 ft.	None
Lot Depth	N/A	281.49	281.53	None.
Lot Depth Ratio 3 to 1	N/A	3.40 to 1	3.40 to 1	Yes.

Two variation requests are to the subdivision code sections that set forth minimum requirements for streets and sidewalks. The subdivision code pertaining to streets is for design and layout standards. There are sections for grading, pitch, radii, intersections, location, and arrangements for subdivision streets. Since Western Avenue is an existing road, the applicant is requesting a variation to leave the road as is and does not propose any changes. The lot line will be moved back 33 feet from the centerline of Western Avenue and dedicated to the Village of Willowbrook per the final plat provided.

The applicant is seeking a variation to the sidewalk requirements since there are no sidewalks along Western Avenue within the Village of Willowbrook. Similar variation requests have been made over the past year to other minor subdivision proposals. Finally, staff has no objection to the lot ratio variance requested since the lot was platted in 1923.

Comprehensive Plan/Compatibility

The Village of Willowbrook Comprehensive Plan calls for low density residential at a rate of 1-4 dwelling units per acre. This proposed subdivision will have a density of approximately two dwelling units per acre, which is well within the density limits of the Comprehensive Plan. Another measure of appropriateness is to compare the new lot sizes with those that exist in the neighborhood. Surrounding existing lots are zoned R-2 in the area to the north, south, and west, of the subject property with similar lot widths and depths.

Easements

Section 9-7-03(B)(3) of the Village Code includes easement requirements for interior lots within a subdivision. Pursuant to the Subdivision Standards and Procedures, five-foot (5') interior side yard



easements and ten-foot (10') rear yard easements are required and are reflected in the proposed plat. Fifteen foot (15') front yard easements are included for the sanitary sewer extension.

The Village's stormwater engineer, Christopher B. Burke Engineering, has made a recommendation of approval for the final subdivision plans with utilities and easements as proposed. Flagg Creek Water Reclamation District has approved the proposed sanitary sewer extension. Stormwater management and grading will be reviewed under the new single-family residential dwelling permits for each lot.

Standards for Review for a Variation (9-9-04)

The variation process is designed to provide a narrowly circumscribed means by which relief may be granted from unforeseen applications of this UDO that create practical difficulties or particular hardships.

The Plan Commission shall acknowledge all the standards have been reviewed and shall not recommend, and the Village Board shall not grant variations from the regulations of this UDO unless an affirmative finding of facts shall be made as to all of the review criteria established below, which findings of fact shall be based upon evidence provided by the applicant and the information provided in this report.

- (1) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district in which it is located.
- (2) The proposed variation will not merely serve as a convenience to the applicant but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations were carried out and which is not generally applicable to property within the same district.
- (3) The alleged hardship has not been created by any person presently having a proprietary interest in the premises.
- (4) The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.
- (5) The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.
- (6) The proposed variation will not alter the essential character of the locality.
- (7) The proposed variation is in harmony with the spirit and intent of this UDO.

Staff Summary

The Community Development Staff has no objection to the proposed subdivision and zoning variance requests. The subdivision request complies with the guidelines set forth in the Village's Comprehensive Plan and the newly created lots fully comply with the bulk regulation requirements of the R-2 Zoning district in the Village Unified Development Ordinance (UDO). The requested lot configurations should have no negative impacts on surrounding land uses.

Staff also supports both variation request to the subdivision code Section 9-07-03 pertaining to streets and sidewalks because of the hardship of the existing streets and public sidewalks.

Staff also supports the variation request to Section 9-07-03(B)(4)(a)(4) to increase the maximum depth to width ratio of three to one (3:1) maximum, to allow a 3.40:1 ratio for both lots making Lot 1, 82.76 x 281.51 and a Lot 2, 82.76 x 281.53 of the proposed subdivision because of the hardship of the legally established lot line depth prior to annexation to the Village of Willowbrook.



Discussion at the December 4, 2024, Plan Commission Meeting

The Plan Commission conducted a public hearing on this petition held at the December 4, 2024, meeting. The following members were in attendance: Chairman Wagner, Vice Chairman Walec, Commissioners Baksay, Kanaverskis, Kaczmarek, Kaucky, and Louise.

The applicant, Paul McNaughton of McNaughton Development made the proposed resubdivision and variance request presentation to the Plan Commission and was available for questions. No questions or concerns arose from the Plan Commission. There were two members of the public in attendance who expressed concern about stormwater runoff and existing trees that were on the property line. The applicant explained the grading plan and the dissipation system that will be installed in the rear yard of both lots.

Motion

The following motion made by Commissioner Baksay was seconded by Vice Chairman Walec and approved unanimously, a 7-0 roll call vote of the members present:

Based on the submitted petition, finding of facts, and testimony presented, I move that the Plan Commission recommend to the Village Board, approval of the proposed Final Plat of subdivision for 5929 Western Avenue, Willowbrook, Illinois for a minor subdivision, for a lot line adjustment to resubdivide one (1) Single family residential parcel into two (2) single-family residential parcels and consideration of the following zoning variations:

1. Section 9-07-03(A) Streets: to leave the existing street, Western Avenue as is.
2. Section 9-07-03(B)(4)(a)(4) to increase the maximum depth to width ratio of three to one (3:1) maximum, to allow A 1:3.40 ratio for both lots making Lot 1, 82.76 x 281.51 and a Lot 2, 82.76 x 281.53 of the proposed subdivision.
3. Section 9-07-04(D)(1) to eliminate or waive the sidewalk requirement from the subdivision proposal as no other properties along of Western Avenue in Willowbrook's jurisdiction have public sidewalks.



Documents Attached:	Attachment 1: Public Hearing Notice Attachment 2: Picture of Public Hearing sign Attachment 3: Legal Description Attachment 4: Application (2 sheets) Attachment 5: Variation Standards by applicant (2 sheets) Attachment 6: CBBEL Recommendation of Approval (2 sheets) Attachment 7: Final Plat of Abby Estates (11x17) Attachment 8: Geometric & Utility Exhibit (11x17)
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Attachment 1
Notice of Public Hearing (1 Sheet)

CHICAGO SUN TIMES

Certificate of Publication

On Behalf of:

VILLAGE OF WILLOWBROOK
ZONING HEARING CASE NO. 24-10

Customer No: 100425
Ad No: 3093
Amount: \$329.00
PO Number: ZONING HEARING CASE NO. 24-10

<p>NOTICE OF PUBLIC HEARING ZONING HEARING CASE NO. 24-10</p> <p>NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Willowbrook, DuPage County, Illinois, will conduct a public hearing at a regular meeting of the Plan Commission on the 4th of December 2024 at the hour of 7:00 P.M. in the Village Boardroom, 825 Midway Drive, Willowbrook, IL 60527.</p> <p>The purpose of this meeting and public hearing shall be to consider a petition requesting a review and recommendation regarding a Final Plat of Subdivision for the Abby Estates Subdivision located at 5929 S. Western Avenue, Willowbrook, Illinois for a minor subdivision to resubdivide one (1) parcel into a two (2) lot subdivision and approval of variations from Title 9 of the Village Unified Development Ordinance as are set forth in the petition, on the property legally described as follows:</p> <p>THE WEST HALF OF THE NORTH HALF OF LOT 18 IN CLARENDON HILLS ACRE ESTATES BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1923 AS DOCUMENT 163397, IN DUPAGE COUNTY, ILLINOIS.</p> <p>ADDRESS: 5929 S. WESTERN AVENUE, WILLOWBROOK, ILLINOIS PINs: 08-15-401-056-0000</p> <p>The applicant for this petition is McNaughton Development, LLC., 118220 Jackson Street, Burn Ridge, IL 60527.</p> <p>Copies of the application and related documentation are on file in the office of Community Development, Village of Willowbrook, 835 Midway, Willowbrook, Illinois, and are available for public inspection. Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Willowbrook should contact Michael Krol, Village of Willowbrook, 835 Midway, Willowbrook, IL 60527, or call (830) 920-2262, Monday through Friday, between 8:30 A.M. and 4:30 P.M., within a reasonable time before the meeting. Requests for sign language interpreters should be made a minimum of five working days in advance of the meeting.</p> <p>All persons desiring to be heard in support or opposition to the application shall be afforded an opportunity and may submit their statements orally, in written form, or both. This hearing may be recessed to another date if not concluded on the evening scheduled.</p> <p>/s/ Sean Halloran Village Administrator (830) 323-8215 11/19/2024 #3093</p>
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ATTESTATION OF PUBLIC LEGAL NOTICE

STATE OF ILLINOIS, COUNTY OF COOK:

Chicago Sun-Times does hereby certify it has published the attached advertisements in the following secular newspapers. All newspapers meet Illinois Compiled Statute requirements for publication of Notices per Chapter 715 ILCS 5/0.01 et seq. R.S. 1874, P728 Sec 1, EFF. July 1, 1874. Amended by Laws 1959, P1494, EFF. July 17, 1959. Formerly Ill. Rev. Stat. 1991, CH100, Pl.

As published in Chicago Sun Times in the issue(s) of:

11/19/2024

IN WITNESS WHEREOF, the undersigned, being duly authorized, has caused this Certificate to be signed by:

Robin Munoz
Manager | Recruitment
& Legals

Date: 11/19/2024



Attachment 2
Picture of Public Hearing Sign posted on site





Attachment 3
Legal Description

***PROPERTY
LEGAL DESCRIPTION***

THE WEST HALF OF THE NORTH HALF OF LOT 18 IN CLARENDON HILLS ACRE
ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT RECORDED MARCH 7 1923 AS DOCUMENT # 163397,
IN DU PAGE COUNTY, ILLINOIS.



Attachment 4
Application (2 sheets)



Willowbrook

835 Midway Drive
Willowbrook, IL 60527-5594

Phone: (630) 323-8215 Fax: (630) 323-0787 www.willowbrookil.org

APPLICATION FOR PLANNING REVIEW

NAME OF PROJECT: Abby Estates

NAME OF APPLICANT(S): McNaughton Development LLC

ADDRESS: 11S220 Jackson Street

CITY, STATE, ZIP: Burr Ridge, Illinois 60527 TELEPHONE: 630-325-3400 FAX: 630-325-3402

NAME OF PROPERTY OWNER(S): McNaughton Development, LLC

ADDRESS: 11S220 Jackson Street

CITY, STATE, ZIP: Burr Ridge, Illinois 60527 TELEPHONE: 630-325-3400 FAX: 630-325-3402

APPLICATION SUBMITTED FOR: (check all that apply)

Site Plan Review

Annexation

Preliminary Plat of Subdivision

Annexation Agreement

Final Plat Subdivision

Special Use Permit

Preliminary PUD

Map Amendment (Rezoning)

Final PUD

Text Amendment

Variation

SITE INFORMATION:

COMMON ADDRESS OR DISTANCE IN FEET & DIRECTION OF SUBJECT PROPERTY FROM CLOSEST STREET INTERSECTION:

5929 S. Western Avenue

PERMANENT INDEX NUMBER(S) (PIN #) OF SUBJECT PROPERTY: 09-15-401-005

LEGAL DESCRIPTION: ATTACH LEGAL DESCRIPTION TYPED ON SEPARATE 8.5 X 11" PAGE(S) AND SUBMIT A DIGITAL COPY.

AREA OF SUBJECT PROPERTY IN ACRES: 1.19 Acre

CURRENT ZONING CLASSIFICATION OF SUBJECT PROPERTY: R2-Single Family Resident District

CURRENT USE OF SUBJECT PROPERTY: Single Family Residence

PROPOSED ZONING CLASSIFICATION OF SUBJECT PROPERTY: R2-Single Family Resident District

PROPOSED USE OF SUBJECT PROPERTY: Two Single Family Homes

PROPOSED IMPROVEMENTS TO SUBJECT PROPERTY: Grading and extension of sewer main and sewer and water services

ADJACENT PROPERTIES

CURRENT ZONING

LAND USE



NORTH OF SITE	R2-Single Family Resident District	Single Family
SOUTH OF SITE	R2-Single Family Resident District	Single Family
EAST OF SITE	R2-Single Family Resident District	Single Family
WEST OF SITE	R2-Single Family Resident District	Single Family

UTILITIES - PROVIDE INFORMATION ON LOCATION, SIZE AND OWNERSHIP OF UTILITIES

WATER

LOCATION: Western Avenue SIZE: _____
OWNERSHIP: Willowbrook

SANITARY SEWER

LOCATION: Western Avenue SIZE: _____
OWNERSHIP: Flagg Creek

STORM SEWER

LOCATION: N/A SIZE: _____

SCHOOL DISTRICT - INDICATE WHICH SCHOOL DISTRICT SERVES THE SUBJECT REALTY

ELEMENTARY SCHOOL DISTRICT: Holmes Primary & Maercker Intermediate School
JUNIOR HIGH SCHOOL DISTRICT: Westview Hills Middle School
HIGH SCHOOL DISTRICT: Hinsdale Central

FIRE DISTRICT - INDICATE WHICH FIRE DISTRICT SERVES THE SUBJECT REALTY

FIRE DISTRICT: Tri-State Fire Protection District
DISTANCE TO FIRE STATION: 2 Miles

CONSULTANTS

NAME OF ATTORNEY OR AGENT: John Barry - McNaughton Development LLC

ADDRESS: _____ CITY, STATE, ZIP: _____
E-mail: johnb@mcnaughtondevelopment.com Office Phone: 630-325-3400 Cell: 708-767-1222

NAME OF ENGINEER: Scott Schreiner - DesignTek Engineering

ADDRESS: _____ CITY, STATE, ZIP: _____
E-mail: sschreiner@dtelkorp.com Office Phone: 708-328-4961 Cell: 708-906-3473

NAME OF ARCHITECT: Brian Fergen - Fergen Architects

ADDRESS: _____ CITY, STATE, ZIP: _____
E-mail: fergonarch@comcast.net Office Phone: 708-352-0446 Cell: 708-369-3043

NAME OF LANDSCAPE ARCHITECT: _____

ADDRESS: _____ CITY, STATE, ZIP: _____
E-mail: _____ Office Phone: _____ Cell: _____

With the submittal of this application, I hereby request that the Mayor and Board of Trustees of the Village of Willowbrook grant approval of this application and/or development as described in the attached documents and specifications, and do hereby certify that all information contained in this application and accompanying documents is true and correct to the best of my knowledge. I also permit entrance on the Subject Property by Village officials for the purpose of inspections related to this request.

Signature of Property Owner(s):

A handwritten signature in black ink, appearing to read "Paul D. McNaughton".

Date:

10/10/2024

Printed Name:

Paul D. McNaughton



Attachment 5
Variation Standards (2 pages)

McNaughton DEVELOPMENT LLC

YOUR LUXURY HOME BUILDER & DEVELOPER



Abby Estates

October 10, 2024

Variation Standards to Section 9-7-03 Design and Layout Standards

(A) Streets, (B) Public Walkways & (B)4(a)(4) Lots Size & Shapes

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district in which it is located.*

Response: Given the size constraints of the site, the scope of the ordinance and the condition of the existing roadway the development would be financially unfeasible if the subdivision regulations would be applied conventional. In addition, as an existing lot of record the excess depth of the lot under the ordinance is a pre-existing condition.

- 2. The proposed variation will not merely serve as a convenience to the applicant but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations were carried out and which is not generally applicable to property within the same district.*

Response: The purpose of the variation is to allow a site development scheme that allows for the proper land use in light of the adjoining properties. The development plan does not seek additional density nor floor area beyond that consistent with the R2 Single Family Residence District.

- 3. The alleged hardship has not been created by any person presently having a proprietary interest in the premises.*

Response: The hardship has not been created by any person presently having a proprietary interest in the premises.

- 4. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.*

Response: The granting of the proposed variation will not be detrimental to the public welfare or injurious to other nearby property or improvements. The proposed variation will allow for two R2 Single Family Residence District zoning code compliant lots to be development in an appropriate land use amongst existing R2 Single Family Residence District homes in the immediately surrounding area. Considering the small scale of the development, no significant negative impacts on the surrounding road network are anticipated and the development will result as a net positive for local taxing bodies. Given the foregoing, the granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Waterfall Glen Executive Office Center – 115220 Jackson Street, Burr Ridge, IL 60527
Phone: 500-525-3400 • Fax: 630-325-6102 • Web: McNaughtonDevelopment.com

Beautiful Homes and Communities in these Superior Locations:

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McNaughton DEVELOPMENT, LLC

YOUR LUXURY HOME BUILDER & DEVELOPER



5. *The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.*

Response: The proposed variation will allow a well-designed development that minimizes impact on neighboring properties and is well separated from those existing developments. Setbacks within the development allow adequate light and air. Density is consistent with other R2 districts and is a good complement to the surrounding developments. No substantial impact on the surrounding street system is anticipated. Given the foregoing, the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

6. *The proposed variation will not alter the essential character of the locality.*

Response: The subject property is located in an area dominated by moderate density detached single-family residential homes on the east side of Western Avenue and in the northwest corner of the village. The anticipated density of the proposed development is consistent with densities in similar R2 districts and promotes compatible infill development. Given the foregoing, granting the variations which will allow for construction of two single-family detached homes on the subject property will not alter the essential character of the neighborhood or locality.

7. *The proposed variation is in harmony with the spirit and intent of this UDO.*

Response: Given the site plan of the proposed development and along with the complementary land uses, the granting of the variation for the subject property is consistent with the Uniform Development Code of the Village of Willowbrook and other development codes of the Village.

Waterfall Glen Executive Office Center – 115220 Jackson Street, Burr Ridge, IL 60527
Phone: (630) 325-2400 • Fax: (630) 325-3402 • Web: McNaughtonDevelopment.com

Beautiful Homes and Communities in these Superior Locations:

Barrington • Clarendon Hills • Downers Grove • Western Springs • La Grange Park • Joliet • Oak Brook • Lake Forest
Highland Park • Naperville • Palos Heights • Kildeer • Hinsdale • Willowbrook • Pewaukee • Pewaukee Lake & Lawrence Lakes, Wisconsin



Attachment 6
CBBEL Recommendation of Approval (2 pages)



CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

November 6, 2024

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Attention: Mike Krol

Subject: 5929 Western Avenue
Abby Estates Subdivision
(CBBEL Project No. 900144.H251)

Dear Mike:

As requested on November 5, 2024, we have reviewed the proposed Final Plat of Abby Estates prepared by DesignTek Engineering, Inc. and revised October 31, 2024. Also submitted are Final Engineering Plans for Abby Estates Sanitary Sewer Extension & Utility Services and a Geometric and Utility Exhibit, both prepared by DesignTek and dated October 31, 2024.

Final Plat

In our opinion, the Final Plat is now in general compliance with Village Code, subject to the following items:

1. The proposed two lot subdivision qualifies as a Minor Subdivision as defined by Section 9-7-05.B of Village Code. No response required.
2. We presume that Village staff have reviewed the proposed lot configuration for compliance with the Village zoning codes.
3. Section 9-7-04.C.3 provides that all lots shall be improved with a public water supply and sewerage system, except in the R-1 Zoning District. The subject property is in the R-2 Zoning District. A water main runs along the frontages of both subdivided lots, but the sanitary main would end within LOT 2 frontage. The proposed sanitary main extensions would extend the main on to LOT 1 within a dedicated public utility easement to be maintained by Flagg Creek Water Reclamation. No response required.
4. Section 9-7-04. D.1 provides that sidewalks shall be provided on the sides of all street rights of way adjacent to and contained within the subdivision being developed. There are no existing sidewalks on either side of Western Avenue across the frontage of the subject property. We defer to Village staff and officials regarding a potential waiver for sidewalks or a fee-in-lieu to be assessed per Section 9-5-07.E.



Final Engineering Plans for Sanitary Sewer Extension

The proposed project will extend the sanitary sewer approximately 60 feet to be onto the frontage of proposed Lot 1 of the Abby Estates subdivision. The proposed sanitary sewer will be located within a Public Utility and Drainage Easement within the front yards of the new lots. The sewer will be owned and maintained by the Flagg Creek Water Reclamation District. This sewer extension will meet the requirement of the Village code to have sanitary sewer serving all lots within the proposed subdivision.

Unless the proposed sanitary sewer is installed prior to the Plat of Subdivision being recorded, it will be necessary for the design engineer to prepare an Engineer's Opinion of Construction Cost. A development security valued at 110% of the engineer's opinion of cost will be required to be posted with the Village prior to the plat being recorded. We have no objection to the plans as submitted, and they are also subject to review and approval by Flagg Creek, and an IEPA permit is also required.

Geometric & Utility Exhibit

The exhibit shows the proposed sanitary sewer extension, and we presume the houses and associated improvements for each lot. While there does not appear to be anything immediately objectionable on the plan, we note that a detailed grading plan for each lot will be required for building permit. We presume that other than the sanitary sewer, the other improvements will be installed with each lot. We also note that the proposed storm sewer shown on Lot 2 will be owned and maintained by the owner of Lot 2, and is not intended to be a public storm sewer.

Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in blue ink that appears to read "Daniel L. Lynch".

Daniel L. Lynch, PE CFM
Vice President, Head Municipal Engineering Department



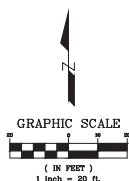
Attachment 7:
Final Plat of Abby Estate (2 sheets, 11x17)

Attachment 8:
Geometric & Utility Exhibit (11x17)

BASIS OF BEARING		SITE DATA	
BASIS OF BEARING: ILLINOIS STATE PLANE EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GCSID 18		GROSS AREA: 52,051 SQUARE FEET OR 1.19 ACRES PROPOSED 33'; RIGHT OF WAY DEDICATION 5,462 SQUARE FEET	
PARCEL IDENTIFICATION NUMBER		ZONING DATA	
09-15-401-005-0000		2010 ZONING: R2-RESIDENTIAL MIN. LOT AREA: 11,000 SF. MIN. LOT WIDTH: 50 FT. FRONT YARD SETBACK: 40 FT. SIDE YARD SETBACK: 8 FT. REAR YARD SETBACK: 30 FT.	
ADDRESS			
5329 S. WESTERN AVENUE WILLOWBROOK, ILLINOIS 60527			
STORMWATER NOTE:			
BOTH LOTS 1 AND 2 WILL BE REQUIRED TO PROVIDE POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) AND A DITCH DRAINAGE SYSTEM THE REQUIREMENTS FOUND IN THE DURANCE STORM WATER ORDINANCE.			

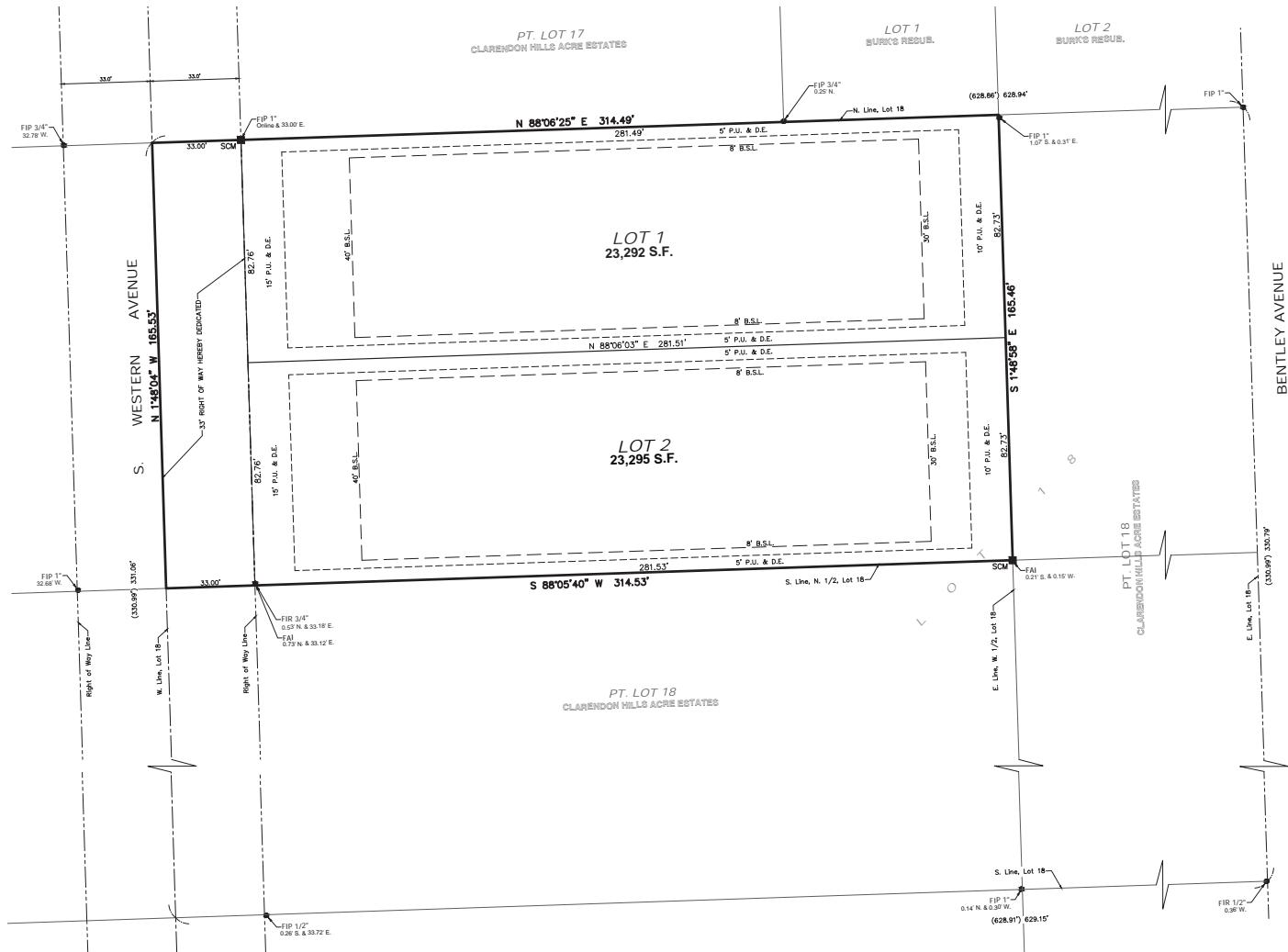
FINAL PLAT
OF
ABBY ESTATES

BEING A SUBDIVISION OF THE WEST HALF OF THE NORTH HALF OF LOT 18 IN CLARENDON HILLS ACRE ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



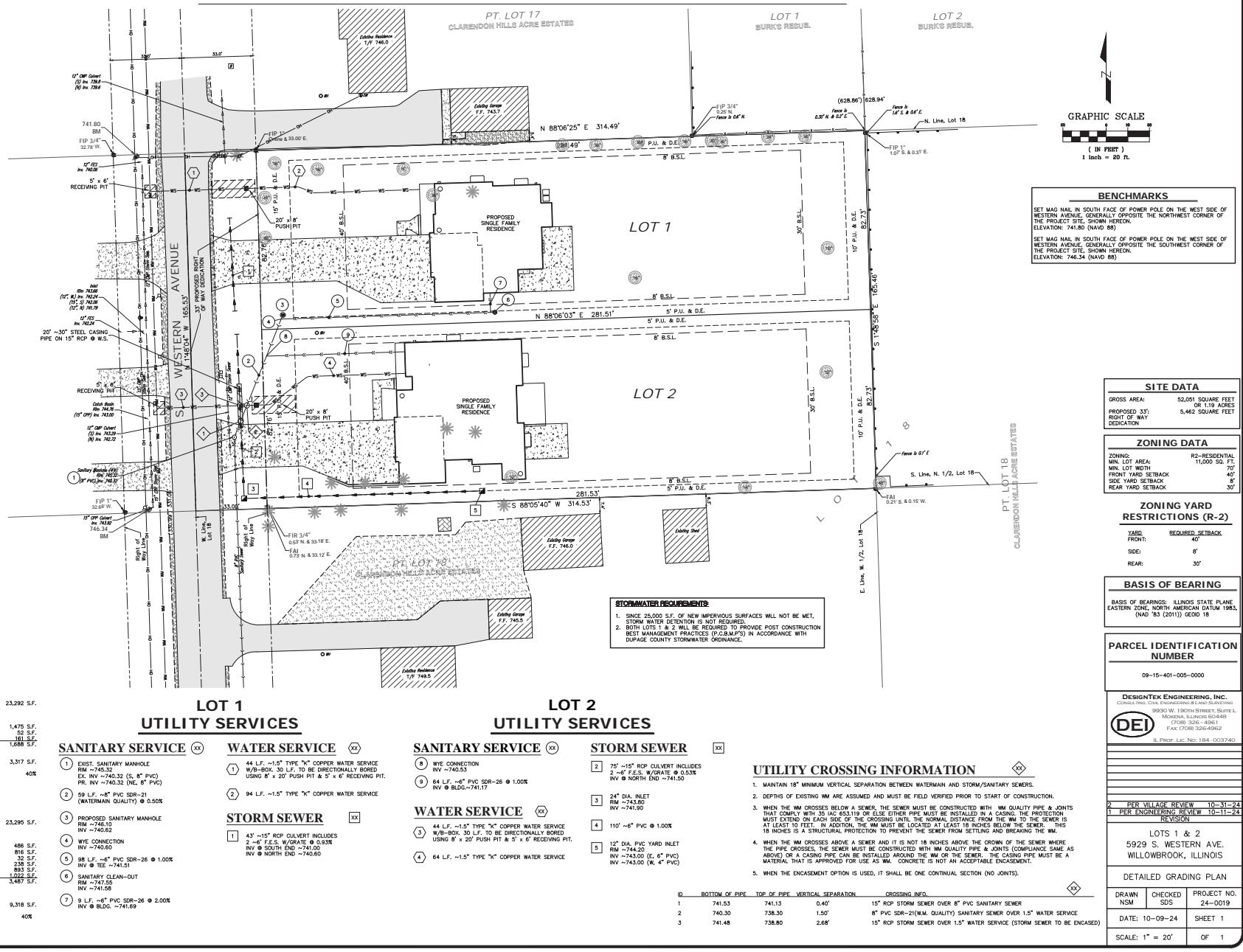
LEGEND

- PROPERTY LINE
 EXISTING RIGHT-OF-WAY LINE
 ADJACENT LOT LINE
 CENTERLINE
 PROPOSED LOT LINE
 PROPOSED EASEMENT LINE
 PROPOSED SETBACK LINE
 PROPOSED RIGHT OF WAY LINE
 RECORD DATA
 MEASURED DATA
 PROPERTY LINE & DRAINAGE EASEMENT
 BUILDING SETBACK LINE
 PART
 S.F. / Sq. Ft.
 SCM
 SQUARE FEET
 SET BACK CONCRETE MONUMENT
 FOUNDATION PIPE
 FIP
 FAI
 FOUND ANGLE IRON



DESIGNER/ENGINEER		REVISIONS	
PROJECT INFORMATION		NO.	DATE
DESIGNER/ENGINEER, INC.		1	10/29/24
CONSULTING CIVIL ENGINEERING & LAND SURVEYING		2	10/27/24
9930 N. 190TH STREET, SUITE 110		ADD 15' FRONT P/L & DEE.	
MOKENA, ILLINOIS 60448		PER MILEAGE REVIEW	
T: (708) 226-4961		SOS	
FAX: (708) 226-4652			
ILL. PROF. LIC. NO. 164-0037740			
 DEI PROJECT INFORMATION			
Project No.: 24-0019			
Scale: 1" = 20'			
Date: 09/13/2024			
Field Date: 09/13/2024			
Drawn By: S.J.L.			
Checked By: SDS			
1		OF	
		2	

GEOMETRIC & UTILITY EXHIBIT



ORDINANCE NO. 24-O- _____

**AN ORDINANCE GRANTING APPROVAL OF A FINAL PLAT OF SUBDIVISION
AND GRANTING CERTAIN VARIATIONS FROM THE VILLAGE OF
WILLOWBROOK UNIFIED DEVELOPMENT ORDINANCE
5929 S. WESTERN AVENUE – ABBY ESTATES SUBDIVISION**

WHEREAS, on or about October 10, 2024, McNaughton Development, LLC, as applicants and contract purchasers of 5929 S. Western Avenue, filed an application with the Village of Willowbrook with respect to the property legally described on Exhibit "A" attached hereto, which is, by this reference, incorporated herein ("SUBJECT REALTY"). Said application requested that the Village grant certain variations from the requirements of the Village Unified Development Ordinance; and

WHEREAS, the Village maintains a Unified Development Ordinance which is found in Title 9, entitled "Unified Development Ordinance", of the Willowbrook Municipal Code (the "UDO"); and

WHEREAS, McNaughton Development, LLC has requested approval of a Final Plat of Subdivision for the SUBJECT REALTY, which Final Plat of Subdivision was prepared by DesignTek Engineering, Inc. and dated October 31, 2024 and attached hereto as Exhibit "C" and made a part hereof; and

WHEREAS, a public notice for the public hearing was published in compliance with Section 9-9-03(B)(3)(c) of the UDO, in the Chicago Sun-Times newspaper on November 19, 2024, which date is at least fifteen (15) days, but less than thirty (30) days, prior to the date of the public hearing date; a notice of the public hearing was mailed to all adjacent owners within two hundred-fifty (250) feet in each direction of the location of the SUBJECT REALTY via first class mail, at least fifteen (15) days, but less than thirty (30) days, prior to the public hearing date in compliance

with Section 9-9-03(B)(3)(a); and public notice of the public hearing was further provided by posting on the SUBJECT REALTY a sign visible to the general public complying with the requirements of Sections 9-9-03(B)(3)(b) of the UDO, for at least fifteen (15) consecutive days prior to the public hearing date; and

WHEREAS, pursuant to the public notice, the Plan Commission of the Village of Willowbrook conducted a public hearing on or about December 4, 2024, all as required by the statutes of the State and the ordinances of the Village; and,

WHEREAS, at the public hearing, the applicant provided testimony in support of the proposed variations from the Unified Development Ordinance and the Final Plat of Subdivision, attached hereto as Exhibit “C” and made a part hereof by reference, and all interested parties had an opportunity to be heard; and

WHEREAS, Christopher B. Burke Engineering, Ltd. has reviewed the Final Plat of Subdivision and made a recommendation for approval of the Final Plat of Subdivision; and

WHEREAS, the Mayor and Board of Trustees of the Village of Willowbrook (the “Corporate Authorities”) received the recommendation of the Plan Commission, pursuant to a memorandum dated December 16, 2024, a copy of which is attached hereto as Exhibit “B”, which is by this reference, incorporated herein.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, as follows:

SECTION 1: That pursuant to Title 9 entitled “Unified Development Ordinance”, Chapter 9 entitled “Zoning Procedures”, Section 9-9-04 entitled “Variation”, of the Village Code,

the following variations from the provisions of the Unified Development Ordinance be and the same are hereby granted:

- A. Section 9-07-03(A) Streets: to leave the existing street, Western Avenue, as is.
- B. Pursuant to Section 9-07-03(B)(4)(a)(4): to increase the maximum depth-to-width ratio of three to one (3:1) maximum, to allow a 3:40:1 ratio for both lots, making Lot 1, 82.76 x 281.51, and Lot 2, 82.76 x 281.53, of the proposed subdivision.
- C. Pursuant to Section 9-07-04(D)(1), to eliminate or waive the sidewalk requirement from the subdivision proposal, as no other properties along Western Avenue in Willowbrook's jurisdiction have public sidewalks.

The Board of Trustees makes the following findings with respect to the above variations:

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district in which it is located.
- 2. The proposed variations will not merely serve as a convenience to the applicant but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations were carried out and which is not generally applicable to property within the same district.
- 3. The alleged hardship has not been created by any person presently having a proprietary interest in the premises.
- 4. The proposed variations will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.
- 5. The proposed variations will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.
- 6. The proposed variations will not alter the essential character of the locality.
- 7. The proposed variations are in harmony with the spirit and intent of the Unified Development Ordinance.

SECTION 2: That passage of this Ordinance shall constitute approval of the Final Plat of Abby Estates Subdivision, the property commonly known as 5929 S. Western Avenue,

Willowbrook, Illinois, as prepared by DesignTek Engineering, Inc., consisting of two (2) sheets, dated October 31, 2024, and attached hereto as Exhibit "C".

SECTION 3: The subdivider shall provide a mylar of the Final Plat of Subdivision with all required signatures (other than those of the Village officials) within sixty (60) days of approval by the Village Board.

SECTION 4: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

SECTION 5: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED and APPROVED this 16th day of December, 2024 by a ROLL CALL VOTE as follows:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

Frank A. Trilla, Mayor

ATTEST:

Gretchen Boerwinkle, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT REALTY

THE WEST HALF OF THE NORTH HALF OF LOT 18 IN CLARENDON HILLS ACRE ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MARCH 7, 1923, AS DOCUMENT #163397, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 5929 S. WESTERN AVENUE, WILLOWBROOK, IL

PIN NO: 09-15-401-005

EXHIBIT B

PLAN COMMISSION RECOMMENDATION



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

MEMORANDUM

MEMO TO: Frank A. Trilla, Mayor
Board of Trustees

MEMO FROM: John Wagner, Chairman, Plan Commission

DATE: December 16, 2024

SUBJECT: **Zoning Hearing Case 24-10:** Consideration and recommendation regarding a Final Plat of Subdivision for 5929 Western Avenue, Willowbrook, Illinois for a minor subdivision, for a lot line adjustment to resubdivide one (1) single-family residential parcel into two (2) single-family residential parcels and consideration of the following zoning variations:

1. Section 9-07-03(A) Streets: to leave the existing street, Western Avenue as is.
2. Section 9-07-03(B)(4)(a)(4) to increase the maximum depth to width ratio of three to one (3:1) maximum, to allow a 1:3.40 ratio for both lots making Lot 1, 82.76 x 81.51 and a Lot 2, 82.76 x 281.53 of the proposed subdivision.
3. Section 9-07-04(D)(1) to eliminate or waive the sidewalk requirement from the subdivision proposal as no other properties along of Western Avenue in Willowbrook's jurisdiction have public sidewalks.

The applicant for this petition is McNaughton Development, LLC., 11S220 Jackson Street, Burr Ridge, IL 60527.

At a regular meeting of the Plan Commission held on December 4, 2024, the above referenced application was discussed, and the following motion was made:

MOTION: Made by Commissioner Baksay and seconded by Vice Chairman Walec that, based on the submitted petition, finding of facts, and testimony presented, I move that the Plan Commission recommend to the Village Board, approval of the proposed Final Plat of subdivision for 5929 Western Avenue, Willowbrook, Illinois for a minor subdivision, for a lot line adjustment to resubdivide one (1) Single family residential parcel into two (2) single-family residential parcels and consideration of the following zoning variations:

1. Section 9-07-03(A) Streets: to leave the existing street, Western Avenue as is.
2. Section 9-07-03(B)(4)(a)(4) to increase the maximum depth to width ratio of three to one (3:1) maximum, to allow A 1:3.40 ratio for both lots making Lot 1, 82.76 x 281.51 and a Lot 2, 82.76 x 281.53 of the proposed subdivision.
3. Section 9-07-04(D)(1) to eliminate or waive the sidewalk requirement from the subdivision proposal as no other properties along of Western Avenue in Willowbrook's jurisdiction have public sidewalks.

ROLL CALL: AYES: Chairman Wagner, Vice Chairman Walec, Commissioners Baksay, Kanaverskis, Kaczmarek, Kaucky, and Louise.

NAYS: None.

ABSENT: None

MOTION DECLARED CARRIED

Should any member of the Board have any questions regarding this matter, please do not hesitate to contact me.

JW:mk

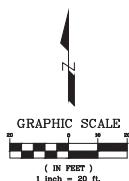
EXHIBIT C

FINAL PLAT OF ABBY ESTATES SUBDIVISION

BASIS OF BEARING		SITE DATA	
BASIS OF BEARING: ILLINOIS STATE PLANE EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOD 18		GROSS AREA: 52,051 SQUARE FEET OR 1.19 ACRES PROPOSED 337' x 5462' FEET RIGHT OF WAY: DEDICATION	
PARCEL IDENTIFICATION NUMBER		ZONING DATA	
09-15-401-005-0000		R2-RESIDENTIAL 11,000 SQ. FT. 70' DEPTH 40' SIDE YARD SETBACK 5' SIDE YARD SETBACK 30' REAR YARD SETBACK	
ADDRESS			
5329 S. WESTERN AVENUE WILLOMBROOK, ILLINOIS 60527			
STORMWATER NOTE:			
BOTH LOTS 1 AND 2 WILL BE REQUIRED TO PROVIDE POST CONSTRUCTION BEST MANAGEMENT PRACTICES (PBM) TO MITIGATE THE IMPACTS OF THE PROPOSED DEVELOPMENT ON THE REQUIREMENTS FOUND IN THE DUPAGE COUNTY STORM WATER ORDINANCE.			

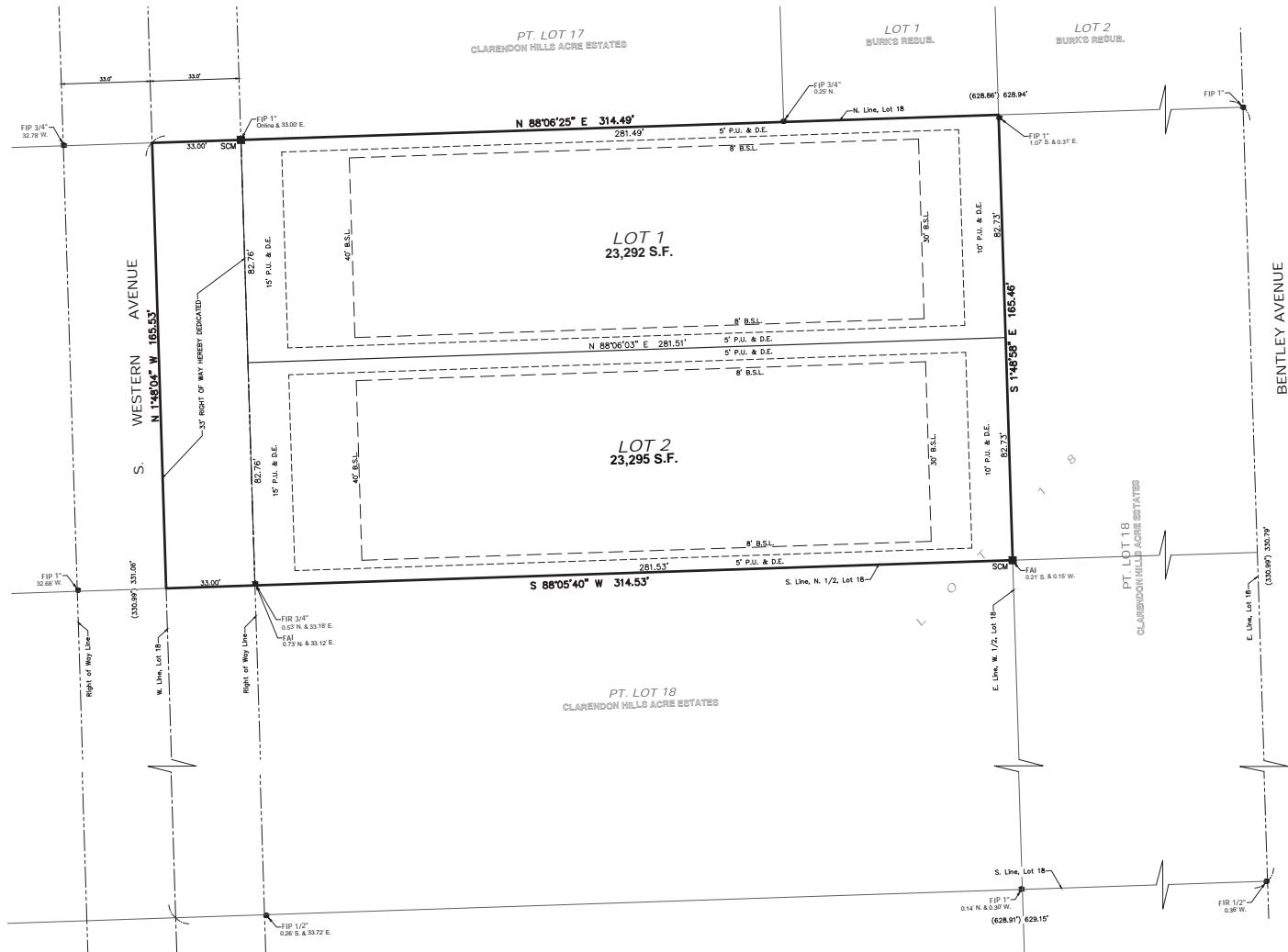
FINAL PLAT
OF
ABBY ESTATES

BEING A SUBDIVISION OF THE WEST HALF OF THE NORTH HALF OF LOT 18 IN CLARENDON HILLS ACRE ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



LEGEND

- PROPERTY LINE
 EXISTING RIGHT-OF-WAY LINE
 ADJACENT LOT LINE
 CENTER LINE
 PROPOSED LOT LINE
 PROPOSED EASEMENT LINE
 PROPOSED SETBACK LINE
 PROPOSED RIGHT OF WAY LINE
 RECORD DATA
 WASHINGTOWN
 PUBLIC UTILITY & DRAINAGE EASEMENT
 BUILDING SETBACK LINE
 PT.
 S.F. / Sq. Ft.
 SCM
 SCFT
 SCFT CONCRETE MONUMENT
 FIP
 FAI
 FOUND IRON PIPE
 FOUND ANGLE IRON



		REVISIONS	
		NO.	DATE
		1	10/29/24
		2	10/27/24
		3	PER ULTRAGE REVIEW
		4	SUS
DESIGNTEK ENGINEERING, INC. <small>CONSULTING CIVIL ENGINEERING & LAND SURVEYING</small> 9930 W. 190TH STREET, SUITE 110 MOKENA, ILLINOIS 60448 (708) 226-4931 FAX: (708) 226-4932  IL Prof. Lic. No. 164-0037740	FINAL PLAT FOR ABBY ESTATES WILLOWBROOK, IL 60527		
	McNAUGHTON DEVELOPMENT 11S220 JACKSON ST. SUITE #101 BURR RIDGE, IL, 60527		



BOARD OF TRUSTEES MEETING

AGENDA ITEM NO: 9.

DATE: December 16, 2024

SUBJECT:

A RESOLUTION APPROVING AND ACCEPTING A PLAT OF DEDICATION FOR 33 FEET OF WESTERN AVENUE RIGHT-OF-WAY, LOCATED AT 5905 WESTERN AVENUE, TO BE DEDICATED TO THE VILLAGE OF WILLOWBROOK

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 property is located at the southeast corner of 59th Street and Western Avenue. The petitioner and subject property owner, Gail Fransen, has requested approval of a plat of dedication of 33 feet of right-of-way, measured at the Western Avenue centerline by the 298-foot length of 5905 Western Avenue to be dedicated to the Village of Willowbrook. The lot dimensions will be reduced to 298 feet by 234 feet.

No public hearing is required for a plat of dedication and the Village's engineer, Christopher B. Burke, has recommended approval after a thorough review. If approved, the plat will be recorded at DuPage County.

BACKGROUND/SUMMARY

The subject property is a single lot totaling 1.38 acres and currently zoned R-2 Single-Family Residential District. The property was platted in DuPage County as part of The Clarendon Hills Acre Estates Subdivision in 1923. When the original subdivision plat was created, Bentley Avenue and Western Avenue didn't exist and therefore there was no right-of-way to dedicate to the Village. The south 33 feet of the 59th Street right-of-way was included in the original plat of subdivision. Therefore, 59th Street was already a dedicated right-of-way when the subject property was annexed to the Village in 1987. It is common for right-of-way dedications to be completed at the time of annexation and re-subdivision.

FINANCIAL IMPACT

There is no financial impact on this item since the Village already maintains the right-of-way along Western Avenue.

RECOMMENDED ACTION:

Approval of the Resolution.

RESOLUTION NO. 24-R-_____

**A RESOLUTION APPROVING AND ACCEPTING A PLAT OF DEDICATION
FOR 33 FEET OF WESTERN AVENUE RIGHT-OF-WAY, LOCATED AT 5905
WESTERN AVENUE, TO BE DEDICATED TO THE VILLAGE OF WILLOWBROOK**

WHEREAS, the Mayor and Board of Trustees have deemed it is in the best interest of the Village of Willowbrook (“Village”) to approve and accept a Plat of Dedication, for 33 Feet of Western Avenue Right-of-Way, located at 5905 Western Avenue, Willowbrook, Illinois, legally described and depicted on Exhibit “A”, attached hereto and made a part hereof (hereinafter referred to as the “Plat of Dedication”); and

WHEREAS, the part of Western Avenue, as depicted in the Plat of Dedication, is owned by the 5905 Fransen Trust Dated March 25, 2024 (the “Owner”); and

WHEREAS, the Owner is willing to grant the Right-of-Way Dedication to the Village; and

WHEREAS, the Mayor and Board of Trustees wish to accept the Right-of-Way Dedication, and do hereby authorize the Mayor and the Village Clerk to accept the Plat of Dedication.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, as follows:

SECTION 1: That the corporate authorities hereby incorporate the foregoing preamble clauses into the resolution and make the findings, as hereinafter set forth.

SECTION 2: It is hereby determined that the public interest will be served by approving and accepting a Plat of Dedication for Public Street – a Part of Western Avenue, prepared by

Landmark Engineering, LLC, dated December 6, 2024, as more particularly depicted and legally described on Exhibit "A", attached hereto and made a part hereof.

SECTION 3: The Mayor be and is hereby authorized and directed to execute, and the Village Clerk be and is hereby authorized and directed to attest to, any and all necessary documents to effectuate this Plat of Dedication.

SECTION 4: That all resolutions, or parts thereof, in continuing with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

SECTION 5: That this Resolution shall be in full force and effect from and after its adopting and approval, as provided by law.

PASSED and APPROVED this 16th day of December, 2024 by a ROLL CALL VOTE as follows:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

Frank A. Trilla, Mayor

ATTEST:

Gretchen Boerwinkle, Village Clerk

EXHIBIT A
PLAT OF DEDICATION

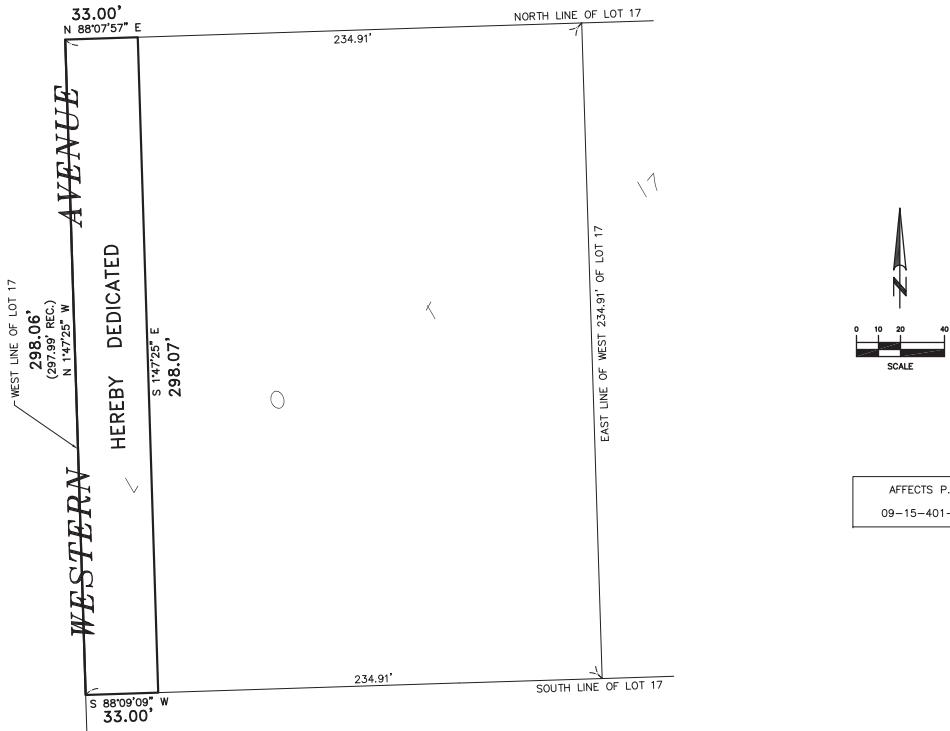
PLAT OF DEDICATION FOR PUBLIC STREET

59TH STREET

HERETOFORE DEDICATED

66.00'
R.O.W.

A PART OF WESTERN AVENUE



VILLAGE COLLECTOR

I, THE UNDERSIGNED, COLLECTOR FOR THE VILLAGE OF WILLOWBROOK, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED ON THIS PLAT.

DATED THIS ____ DAY OF _____. A.D. 20____.

VILLAGE CLERK

BOARD OF TRUSTEES

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS, AT A PUBLIC MEETING HELD ON

THE ____ DAY OF _____. A.D. 20____.

PRESIDENT

VILLAGE CLERK

PREPARED FOR:
GAIL FRANSEN

PREPARED & SUBMITTED BY:

LANDMARK

ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 184-005577-0010

7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

PROJECT No. 22-09-029-DED-R

THIS INSTRUMENT, No. _____, WAS FILED FOR RECORD IN THE
RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE ____ DAY OF _____.
A.D. 20____, AT ____ O'CLOCK ____ M.

DUPAGE COUNTY RECORDER OF DEEDS

OWNER

THE 5905 FANSEN TRUST DATED MARCH 25, 2024, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND DESCRIBED HEREON AND, AS SUCH OWNER HAS CAUSED THE SAME TO BE SURVEYED AND DEDICATED AS SHOWN ON THE HEREON DRAWN PLAT AS ITS OWN FREE AND VOLUNTARY ACT AND DEED.

DATED THIS ____ DAY OF _____. A.D. 20____.

GAIL M. FRANSEN, TRUSTEE
UNDER TRUST AGREEMENT DATED
MARCH 25, 2014, KNOWN AS 5905 FRANSEN TRUST
5905 WESTERN AVENUE - WILLOWBROOK, IL 60527

STATE OF ILLINOIS
COUNTY OF _____ } ss

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT GAIL M. FRANSEN, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORESAID INSTRUMENT AS TRUSTEE OF THE 5905 FRANSEN TRUST, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT SHE SIGNED THIS PLAT OF DEDICATION AS HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF THE 5905 FRANSEN TRUST FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____. A.D. 20____.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COUNTY CLERK

STATE OF ILLINOIS } ss
COUNTY OF DUPAGE }

I, THE UNDERSIGNED, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID SPECIAL ASSESSMENTS, NO DEFERRED INSTALLMENTS OF ANY TAXES AGAINST ANY OF THE LAND INCLUDED ON THIS PLAT OF DEDICATION, AND NO DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED DEDICATION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENTS.

GIVEN UNDER MY HAND AND SEAL AT DUPAGE COUNTY, ILLINOIS,

THIS ____ DAY OF _____. A.D. 20____.

DUPAGE COUNTY CLERK

STATE OF ILLINOIS } ss
COUNTY OF COOK }

I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2625, DO HEREBY CERTIFY THAT I HAVE SURVEYED FOR THE PURPOSE OF DEDICATION AS A PUBLIC ROADWAY THE FOLLOWING DESCRIBED TRACT OF LAND:

THE WEST 33.00 FEET OF THE WEST 234.91 FEET OF LOT 17 IN CLARENDON HILLS ACRE ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1923, AS DOCUMENT 163397, IN DUPAGE COUNTY, ILLINOIS;

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION THEREOF. DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF AND THE AREA OF THE DEDICATION IS 9836 SQ. FT. = 0.226 AC. (more or less).

I FURTHER CERTIFY THAT ALL THIS PROPERTY LIES WITHIN UNSHADED ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No. 170430C0189u, REVISED EFFECTIVE AUGUST 1, 2019, AND I HEREBY DESIGNATE THE VILLAGE OF WILLOWBROOK TO RECORD THIS PLAT OF DEDICATION.

GIVEN UNDER MY HAND AND SEAL THIS 6TH DAY OF DECEMBER, A.D. 2024.

MARK H. LANDSTROM
IPLS No. 2625
LICENSE RENEWAL DATE: 11/30/2020

