

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, APRIL 3, 2024, AT THE VILLAGE COMMUNITY RESOURCE CENTER (CRC) BOARDROOM, 825 MIDWAY DRIVE, WILLOWBROOK, ILLINOIS.

**Due to the expiration of the Governor's Disaster Declaration, public participation/comment is permitted solely by attending the meeting at 825 Midway Drive.**

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:00 p.m.

2. ROLL CALL

Those present at CRC: Chairman Kopp, Vice Chairman Wagner, Commissioner Baksay, Kanaverskis, Kaucky, Walec.

Staff present: Michael Krol, Director of Community Development and Dustin Kleefisch Parks and Recreation Director.

ABSENT: Commissioner Kaczmarek

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Revised Minutes of October 4, 2023, Plan Commission Regular Meeting
- C. Minutes of March 6, 2024, Plan Commission Regular Meeting

MOTION: Made by Commissioner Walec seconded by Commissioner Baksay approve the Omnibus Vote Agenda as presented.

Roll Call Votes:

AYES: Chairman Kopp, Vice Chairman Wagner, Commissioner Baksay, Kanaverskis, Kaucky, Walec.

NAYS: None

MOTION DECLARED CARRIED.

4. Pillars of the Community Award: Commemorative plaque presentation by Mayor Trilla to Dan Kopp for his 22 years of service on the Village of Willowbrook Plan Commission as he has decided to step down from chairman and his Plan Commission duty.

Mayor Trilla at the podium: I would like to thank Dan Kopp for service of 22 years. The Plan Commission is a very important function of the Village and as the Mayor, I've never once had to worry about the function of the Plan Commission because Dan Kopp always took care of business. There is a lot to learn when becoming a Mayor and one thing I never had to focus on was the Plan Commission because of the great job Dan was doing along with the great people you have on your team. It is important to know

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that, especially for the people in this room, what you do matters, and volunteering does matter. It matters because you all help deliver the Village goals as a team. I really appreciate everything you've done. The level of excellence you have delivered and I'm going to read the service award plaque into the record:

Appreciation of Dan Kopp. Thank you for your commitment to the Plan Commission, guidance and inspiring leadership. We appreciate your service and dedication to the residents of Willowbrook. Best wishes, Mayor Trilla, the Village Board of Trustees, Plan Commission and staff.

The plaque was presented to Dan Kopp by Mayor Trilla along with Trustee Davi and Trustee Ruffolo.

Mayor Trilla, for those in the room, John Wagner will be taking over as the chairman of the Plan Commission and Mike Walec will be the vice chairman. Again, we appreciate everything you've done and good luck at your last meeting. Thank you very much.

5. PLAN COMMISSION CONSIDERATION: Conceptual review and feedback for the upgrades to Tony & Florance Borse Memorial Community Park, located at 208 Midway Drive. The project is proposed by the Village of Willowbrook Parks and Recreation Department.

### A. DISCUSSION/RECOMMENDATION

Director Krol, similar to our Midway Park presentation, staff provided a high-level overview of the Midway Park project presented by our Director of Parks and Recreation, Dustin Kleefisch. There are plans in your packet. He is here again tonight to provide a brief overview of the Borse Park project upgrades. I will turn it over to director Kleefisch for his presentation.

Direction Kleefisch, I am excited to share the plans of the park with you tonight and this is a project that began planning since I was hired two years ago. Borse Memorial Park is the Village's largest park and is our only community park. There are a lot of different features and elements we are looking to incorporate in this park upgrade so we can serve our residents overall.

The process of planning this park upgrade has been divided into 3 phases. This year, fiscal year 23/24 storm line restoration that runs down the center of the park, under the path. 130 feet of pipe was collapsed CMP and replaced with concrete pipe. This is complete and will assist with storm water drainage. Phase 1 also included the new parking lot off Eleanor and 75<sup>th</sup> Street. The parking lot has 68 spaces and constructed of permeable pavers.

The first part of Phase 2 is a new parking lot, converting the existing parking lot on Midway from asphalt to permeable pavers. The existing parking lot is non-compliant for the setbacks and has been redesigned to meet the 40-foot side yard setback in the UDO. This lot will have 90 parking spaces.

Pickleball courts are going where the current sand volleyball courts are located. Eight courts will be installed. A sound study was performed and per the report, the noise level will not reach any surrounding residential homes. With sound panels on the fences and around the courts, sound should not go past the tree line. The panels will help lessen the impact of noise for those who reside around the park. The sound panels will be on the north and west fence finished in hunter green to match the courts. Pickleball is considered a social sport so there is also a resting area with picnic tables, bleacher seating, and shade structures along with shade trees. Pickleball courts got the most feedback on the parks master plan and the public meeting held last fall 2024. Are there any questions about the pickleball courts?

Commissioner Baksay, will there be a heat element in the pickleball courts?

Director Kleefisch, no sir.

Chairman Kopp, will only the north courts have the fencing between the courts?

Director Kleefisch, there will be a four-foot fence between the north and south courts.

Director Kleefisch, the next element to the park upgrade is the softball warm up area. The location of this amenity is going to be located where the current playground equipment is at. The playground equipment will be relocated to the southeast area of the park in phase 3, next year in 2025. We're going to remove the playground equipment and replace it with 2 batting cages, 2 bullpens, and an astroturf warm up area. Seating and shade trees will also be installed.

Director Kleefisch, the next component will be the pond. This pond naturally holds about 12 inches of water. We're going to create a better wetland habitat and water feature structure for the park. The depth will be maximum 10 feet, then plateau out to 5 feet, then out to 3 feet, then 1 foot. The 3- and 1-foot plateau areas will be a better wildlife habitat for birds, duck, and geese. This will also support a fish population, so people can fish out of the pond. The pond will also act as an overflow to the creek when there is heavy rain. We're also going to feather out the area along the creek with native plantings and trees to stabilize the banks of the creek. The Village is working with DuPage County on obtaining permits for this. Are there any questions?

Commissioner Baksay, how far down the creek will the bank enhancements be done?

Director Kleefisch, approximately 195 linear feet.

Commissioner Kaucky, you mentioned fishing will be available. What kind of fish will be stocked?

Director Kleefisch, right now there are none but bass, bluegill, and croppie's. The IDNR will also help the Village with the types of fish to stock. The IDNR is starting their fish for all program again to help educate and teach those how to fish.

Commissioner Kanaverskis, are the pickleball courts open year-round?

Director Kleefisch, as long as the courts are clean and clear. We will shut down the courts in the winter months for routine maintenance. Late October – mid November pending the weather.

Commissioner Kaucky, is the lighting already existing for the pickleball courts?

Director Kleefisch, there is no lighting. One of the public meetings it was stated by residents that they did not want lighting on the pickleball courts, so the Village will not be putting up lighting. We are looking at solar park lights for phase 3 because the park does get very dark at night. The lights would also be added to the parking lot.

Commissioner Baksay, how involved would it be to add heat to the pickleball courts?

Director Kleefisch, it would depend on the type of heater. It hasn't been brought up in the past by user groups. The addition of a pavilion might be added in the future.

Chairman Kopp, the plans look great, and I am in favor of this project.

Vice Chairman Wager, I would agree with you. This would be a great improvement to the community.

Chairman Kopp, is there any other specific feedback you are looking from the Plan Commission?

Director Kleefisch, not specifically but this was to share with the Plan Commission what is going on with the park upgrades. We will have another meeting later this summer to discuss with you Phase 3 of the project. Thank you for your time.

Commissioner Baksay, if you have communication with Pickle Pals or other pickleball groups, maybe speak with them about feedback for future court heating. I'm not sure about the cost, but it would be a great amenity to provide for those who are passionate about the sport.

Director Kleefisch, I will absolutely look into that. Platform tennis courts have heat under the court floor and make it comfortable for the player in the colder month, so we will look into the heating element.

5. VISTOR'S BUSINESS.

None

6. COMMUNICATIONS

Chairman Kopp, thank you everyone for your service as well. It has been an interesting experience.

Director Krol added congratulations to you chairman Kopp on your 22 years of service and although it was a short time working with you, the pleasure was mine. I am open for any questions.

Baksay, what is the targeted end date for Phase 1 of Borse Park.

Director Kleefisch, Phase 1 is complete. The sewer lining was completed about 2 weeks ago, so Phase 1 is done. We applied for an OSLAD Grant from IDNR and the Village is going to receive \$600,000 which will help with construction cost of Phase 2 of the Borse Park project.

Commissioner Kaucky, is there any interested retailed interested in Bed, Bath, and Beyond?

Director Krol, the Village is having some conversations with retailers, but nothing has been submitted to the Village yet.

7. ADJOURNMENT

MOTION: Made by Vice Chairman Wagner seconded by Commissioner Baksay to adjourn the meeting of the Plan Commission at 7:26 p.m.

Roll call votes AYES: Commissioners, Baksay, Kanaverskis, Kaucky, Walec, and Vice Chairman Wagner.

MOTION DECLARED CARRIED

UNANIMOUS VOICE VOTE  
PRESENTED, READ, AND APPROVED,

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Chairman Wagner

Minutes transcribed by Director Krol