

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, JULY 28, 2025, 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. by Mayor Trilla.

2. ROLL CALL

Those physically present at roll call were, Mayor Frank Trilla, Village Clerk Gretchen Boerwinkle, Village Trustees Mark Astrella, Sue Berglund, Umberto Davi, Michael Mistele, Gayle Neal and Greg Ruffolo, Attorney Michael Durkin, Village Administrator Sean Halloran, Assistant to the Village Administrator Alex Arteaga, Director of Community Development Michael Krol, Chief Lauren Kaspar, Deputy Chief Ben Kadolph, Deputy Chief Gerard Wodka, Director of Public Works Rick Valent and Deputy Clerk Christine Mardegan.

ABSENT: Chief Financial Officer Lora Flori and Director of Parks and Recreation Dustin Kleefisch.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Deputy Chief Kadolph to lead everyone in saying the Pledge of Allegiance.

4. VISITORS' BUSINESS.

None present and no written comments were received.

5. OFFICIAL APPOINTMENT TO RANK OF SERGEANT

a. David Walega

Clerk Boerwinkle had the honor of officiating the swearing in of the new Police Sergeant. Mayor Trilla congratulated Sergeant Walega and thanked him for his service and his family and friends for attending the meeting to witness the swearing-in ceremony.

6. 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 July 14, 2025 (APPROVE)
- c. Warrants \$ 473,044.54

- d. ORDINANCE NO. 25-O-16 - AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK AMENDING CHAPTER 3 ENTITLED "MISDEMEANORS" OF TITLE 5 ENTITLED "POLICE REGULATIONS" OF THE VILLAGE CODE OF ORDINANCES OF THE VILLAGE OF WILLOWBROOK (PASS)
- e. RESOLUTION NO. 25-R-36 -A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT AND FIRST AMENDMENT TO GENERAL CONDITIONS FOR PROFESSIONAL ENGINEERING SERVICES FOR CONSTRUCTION ENGINEERING SERVICES FOR THE 2025 MOTOR FUEL TAX/REBUILD ILLINOIS STREET REHABILITATION PROJECT BETWEEN CHRISTOPHER B. BURKE ENGINEERING, LTD. AND THE VILLAGE OF WILLOWBROOK AT A TOTAL COST NOT TO EXCEED \$28,072.00 (ADOPT)
- f. RESOLUTION NO. 25-R-37 - A RESOLUTION OF THE VILLAGE OF WILLOWBROOK APPROVING, AUTHORIZING AND RATIFYING A WORKERS' COMPENSATION SETTLEMENT CONTRACT BETWEEN CARL ANDERSON AND THE VILLAGE OF WILLOWBROOK (ADOPT)

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 Davi 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

- 7. ORDINANCE NO. 25-O-17- AN ORDINANCE GRANTING A CERTAIN VARIATION TO THE REAR YARD SETBACK FROM TITLE 9 OF THE VILLAGE OF WILLOWBROOK UNIFIED DEVELOPMENT ORDINANCE FOR THE PROPERTY LOCATED AT 62 79TH STREET, WILLOWBROOK, ILLINOIS (PASS)

Director Krol reported that the applicant and property owner submitted a building permit application for a major renovation and expansion of the existing residence. The proposed scope of work includes:

- A full interior renovation of the current home
- The addition of a second story to the main structure
- Construction of a new connecting room between the main house and the detached garage

This project represents a substantial enhancement to the property, altering both its interior layout and external footprint. The connecting room between the main house and the detached garage would reclassify the garage as part of the main structure, subjecting it to the more restrictive rear yard setback requirements of 30 feet. The applicant is seeking a variance to Section 9-3-01(A) to reduce the required rear yard setback from 30 feet to 28 feet in the R-2 zoning district.

The Public Hearing was held on Wednesday, July 2, 2025, before the Plan Commission which voted unanimously by a vote of 5 to 0 (zero) in favor of recommending approval of the proposed variance as proposed.

MOTION: Made by Trustee Davi and seconded by Trustee Mistele to pass Ordinance 25-0-17 as presented.

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

MOTION DECLARED CARRIED

8. RESOLUTION NO. 25-R-38 - A RESOLUTION AUTHORIZING THE PURCHASE OF UNTREATED BULK ROCK SALT FOR USE WITHIN THE VILLAGE OF WILLOWBROOK FOR THE 2025/2026 WINTER SEASON (ADOPT)

Director Valent explained that the Illinois Department of Transportation (IDOT) allows the use of Motor Fuel Tax (MFT) funds to maintain road surfaces. To utilize these funds, the Village must agree to specific IDOT requirements and follow bidding procedures to be approved for the appropriation of funds.

As in years past, DuPage County conducted the bidding process on behalf of multiple municipalities following the requirements for MFT appropriation. DuPage County received two bids with the lowest price at \$70.79 per ton from Compass Minerals America. Staff estimates 300 tons will be needed for the 2025-2026 winter season at a total cost of \$21,237.00. This winter season's allotment is a 300-ton reduction from the previous year based in part on the 500 tons on hand in the Public Works salt dome.

Trustee Davi asked if the salt that we purchased last year would still be usable. Director Valent reassured Trustee Davi that it could be used.

MOTION: Made by Trustee Ruffolo and seconded by Trustee Mistele to adopt Resolution 25-R-38 as presented.

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

MOTION DECLARED CARRIED

9. ORDINANCE NO. 25-O-18 - AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK WAIVING COMPETITIVE BIDDING, ACCEPTING PROPOSALS AND APPROVING THE PURCHASE OF CERTAIN EQUIPMENT AND FIXTURES FOR THE BORSE MEMORIAL COMMUNITY PARK RENOVATION PROJECT - PHASE III AT A COST NOT TO EXCEED \$245,059.63 (PASS)

Director Valent is seeking the purchase of 13 items of playground, park equipment, and sport equipment identified as owner-purchase items related to the Phase III Borse Park Renovation project for Borse Memorial Community Park for a total amount not to exceed \$245,059.63.

Village staff has identified opportunities to reduce costs through owner-purchased items contracts. These contracts offer cost savings and expedited procurement for long-lead-time equipment necessary for the project.

MOTION: Made by Trustee Astrella and seconded by Trustee Davi to pass Ordinance 25-0-18 as presented.

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

MOTION DECLARED CARRIED

PRIOR BUSINESS

10. TRUSTEE REPORTS

Trustee Neal provided an update on the Plan Commission meeting in Burr Ridge she attended on July 21, at 7:00 p.m. The topic was once again the C&H property development in Burr Ridge. Trustee Neal left after approximately 3-½ hours.

There were approximately 65 residents in attendance, most of whom spoke. The property owner and developer spoke as well. This is the fourth time the developer has come before the Plan Commission with their plans.

The primary concerns were related to traffic patterns on County Line Road, leading to an uneven distribution of traffic, increased truck traffic, and the environmental impact of the development. Some residents from Willowbrook also attended and are concerned regarding the effect on Plainfield Road and Waterford.

The Burr Ridge Plan Commission has requested a different set of plans to be brought forth at the next meeting on September 15.

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.

11. ATTORNEY'S REPORT

Attorney Durkin had no report but reminded the Board that there will be an executive session this evening.

12. CLERK'S REPORT

Clerk Boerwinkle had no report.

13. ADMINISTRATOR'S REPORT

Administrator Halloran thanked Assistant Administrator Arteaga, Administrative Assistant Jody Wegrzynski, and Customer Service Agent Deanna Gregorich for the new website. It looks great.

He also reminded the Board that the last Neighborhood Nights will be held on Thursday, July 31<sup>st</sup> at 6:00 p.m. in Waterford Park. Upcoming in August will be Watermelons on Water on Friday, August 1<sup>st</sup> and National Night Out on Tuesday, August 5<sup>th</sup>.

14. MAYOR'S REPORT

Mayor Trilla had no report.

15. EXECUTIVE SESSION

Mayor Trilla stated there will be an Executive Session during tonight's meeting discussing the following:

5 ILCS 120/2(c)(5)- The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether particular parcel should be acquired.

16. ADJOURNMENT

MOTION: Made by Trustee Davi and seconded by Trustee Ruffolo to adjourn the Regular Meeting and recess to closed session 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

Meeting adjourned and recessed into Closed Session.

PRESENTED, READ, and APPROVED.

\_\_\_\_\_, 2025.

Frank A. Trilla, Mayor

---

Minutes transcribed by Deputy Clerk Christine Mardegan.