

MINUTES OF THE COMMITTEE OF THE WHOLE OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, NOVEMBER 10, 2025 AT 5:30 P.M. AT THE COMMUNITY RESOURCE CENTER, 825 MIDWAY DRIVE, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m. by Mayor Frank Trilla.

2. ROLL CALL

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

ABSENT: Village Clerk Gretchen Boerwinkle, Trustee Gregory Ruffolo, Director of Parks and Recreation Dustin Kleefisch, and Deputy Chief Benjamin Kadolph.

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.

5. OMNIBUS VOTE AGENDA

- a. WAIVE READING OF THE MINUTES (APPROVE)
- b. MINUTES - BOARD OF TRUSTEES COMMITTEE OF THE WHOLE MEETING, OCTOBER 27, 2025 (APPROVE)

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

MOTION: Made by Trustee Davi and seconded by Trustee Mistele to approve the Omnibus Vote Agenda as presented.

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

MOTION DECLARED CARRIED

6. ITEMS FOR DISCUSSION:

- a. PRESENTATION OF A CONCEPTUAL REDEVELOPMENT PROPOSAL FOR THE PROPERTIES AT THE SOUTHWEST CORNER OF 79TH STREET AND JOLIET ROAD

Administrator Halloran opened the discussion by indicating that this is a conceptual presentation of a concept the Board has discussed in the past for this area of the Village. The applicant in this instance is interested in developing a cantina and cigar lounge.

The information being presented tonight is to determine the Board's level of interest in the concept. The applicant would like the Board's input prior to proceeding further with the project. Administrator Halloran then turned the presentation over to Mr. Ron Vari, the project architect.

Mr. Vari indicated that the project location is the site across from Del Rhea's Chicken Basket on Joliet Road, the former site of the Kerry Piper restaurant and bar. The proposed cigar lounge would be built on the foundation of the Kerry Piper building. The developer also owns the adjacent property on 79th Street, former a landscape materials lot and will use that property for the proposed cantina.

Each building will be two-stories, each approximately 30 feet in height. The cigar lounge will have a first-floor square footage of approximately 2,700 square feet, second floor outdoor patio area of 950 square feet and the second-floor interior space at about 1,900 square feet. The square footage for the proposed cantina is approximately 1,800 square feet on the first floor and 1,600 square feet on the second floor.

The developer intends to have the cigar lounge become a members' only private club, although the ground-floor retail shop would be open to the public.

The plans for the cantina include a limited menu with drive-thru service. The cantina would also be seeking a video poker license and would include two golf simulators on the first floor and two on the second.

The Mayor offered his compliments on the look and design of the new project layout, particularly given the condition of the properties for the last 30 years.

The Mayor was also curious to know why the plan was to keep the building facing 79th Street, with a view of the self-storage facility rather than facing Joliet Road. Mr. Vari indicated that the plan was to maintain

the foundation of the Kerry Piper building in an effort to reduce civil engineering costs.

The Mayor also asked about age restrictions for entrance to the cigar lounge. Mr. Vari indicated that the restriction would be based on state legal requirements for tobacco purchase. Chief Kaspar added that Illinois State Law is age 21 for any tobacco product purchase.

The Mayor wanted to know if there was a plan for video gaming to which Mr. Vari indicated that the developer would like to add gaming to both the cigar lounge and the cantina. The Mayor also asked about a liquor license, whether it would be sales or simply storage for personal supply. Mr. Vari indicated that there was still discussion about the liquor license. The Mayor noted that state law would dictate some of the allowable uses and that a liquor license would be required in order to obtain the gaming license. He also indicated that the gaming area would also need to be screened from the general public.

Trustee Davi asked if there were other properties like this proposed project elsewhere in Illinois. Mr. Vari felt that it was a unique combination of businesses for the proposed site. He thought the closest example might be in Naperville where the Topgolf and WhirlyBall businesses are adjacent to each other. (*transcriber's note: The WhirlyBall Naperville is closed and is now occupied by Chasers Laser Tag.*) Mr. Vari also noted any type of entertainment district would be similar and cited Rosemont as an additional example. The Mayor added that cigar clubs are located around the world and it is something the developer would like to see established in Willowbrook.

Trustee Neal asked if the drive-thru would be providing food from Compass. Mr. Vari indicated that the cantina would be providing its own food for the drive-thru service. Food at the cigar lounge would be provided either by the cantina or Compass with an on-demand or catering request. The drive-thru would be food only, no cigar sales.

The Trustees asked about a time frame for the project. Mr. Vari indicated they would like to break ground in the spring of 2026, knowing they would need to submit plans to the building department and go before the Plan Commission. Trustee Mistele noted that he would encourage this type of development, and it was a step up from the existing property use.

Director Krol noted that there were a number of zoning items that would need to be approved by the Plan Commission. Additionally, language would need to be added to the Village Code of Ordinances, specifically in the UDO (Unified Development Ordinance) to allow for a smoking lounge or

tobacco retail establishment. Director Krol also identified additional items to Mr. Vari that would need to be considered before going before the Plan Commission.

Overall, the Board appeared to have a positive impression of the proposed development of the sites.

7. ADJOURNMENT

MOTION: Made by Trustee Davi and seconded by Trustee Berglund to adjourn the Committee of the Whole meeting at the hour of 5:50 p.m.

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

MOTION DECLARED CARRIED

PRESENTED, READ, and APPROVED.

November 24, 2025.

Frank A. Trilla, Mayor

Minutes transcribed by Administrative Assistant Jody Wegrzynski.