



# 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

Minutes of the Annual Joint Review Board Meeting, Village of Willowbrook, Willowbrook Redevelopment Corridor TIF, held at the Willowbrook Community Resource Center, 825 Midway Drive, Willowbrook, Illinois 60527

February 19, 2025

**Meeting Agenda**

1) Call to Order

The meeting was called to order at 10:00 a.m. by Willowbrook Village Administrator Sean Halloran.

2) Roll Call

Joint Review Board Members present:

Patrick Brenn, Tri-State Fire Protection District

Mary Dames, Indian Prairie Public Library

Paul Lauricella, DuPage County Board

Additional attendees present:

Sean Halloran, Administrator, Village of Willowbrook

Greg Smith, Attorney, Elrod Friedman, LLP

Craig Janseh, Tri-State Fire Protection District

Jeff Allenspech, Tri-State Fire Protection District

3) Waive Reading of the Minutes

A motion was made by Chief Brenn to waive the reading of the minutes, seconded by Ms. Dames. The motion was passed unanimously by voice vote.

4) Approve Minutes – JRB Meeting June 22, 2023

A motion was made by Ms. Dames to approve the minutes, seconded by Chief Brenn. The motion was passed unanimously by voice vote.

5) Purpose of Annual Joint Review Board Meeting

Attorney Smith indicated the meeting's purpose was to review the effectiveness and progress in the redevelopment of the TIF District and to review the Annual TIF Report. The meeting provides an opportunity for Board members and others to get information and ask questions. There are no actions required of the Board at this meeting,

6) Review of Annual TIF Report (FY 2023 & FY 2024)

Administrator Halloran noted that the TIF Redevelopment Corridor has been in effect for approximately three years. He advised that the meeting packet included the Annual TIF Report for both fiscal year 2023, ending April 30, 2023, and fiscal year 2024, ending April 30, 2024.

In FY2023, the report shows zero (0) revenue earned and zero (0) expenditures. In FY2024, total revenue earned was \$152,765 and zero (0) expenditures. There was no surplus distributions in either year. The FY2024 report includes an audit in compliance with Public Act 85-1142. The current assessed value of the District is approximately \$400,000.

7) Questions /Comments from JRB members

Board members had no additional comments or questions.

6) Public Comment

There were no members of the public present.

7) Adjournment

A motion was made by Chief Brenn to adjourn the meeting, seconded by Ms. Dames

With a unanimous, affirmative, voice vote the meeting was adjourned at 10:04 a.m.

Minutes presented, read, and approved December 18, 2025

Minutes transcribed by Village of Willowbrook, Administrative Assistant, Jody Wegrzynski