

MINUTES OF THE REGULAR MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, JUNE 26, 2006, AT THE VILLAGE HALL, 7760 QUINCY STREET, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

The meeting was called to order at the hour of 7:30 p.m. by Village President Gary Pretzer.

2. ROLL CALL

Those present at roll call were Trustees Dennis Baker, Michael Mistele, Michael Brown, Robert Napoli, Paul Schoenbeck, Timothy McMahon and Village President Pretzer. ABSENT: None. Also present were Village Clerk Leroy Hansen, Village Attorney Thomas Good, Interim Village Administrator Alan Zordan, Chief Edward Konstanty, Director of Finance Sue Stanish, Deputy Chief Pat Foley, Deputy Chief Mark Shelton, Assistant Director of Municipal Services Timothy Halik, Superintendent of Parks & Recreation Walter Righton and Administrative Intern Jacob Smith.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

President Pretzer asked everyone to join him in saying the Pledge of Allegiance.

4. PRESENTATION - POLICE DEPARTMENT CANINE UNIT

Chief Konstanty thanked the Village Board for its efforts in obtaining a canine unit for the Police Department. Deputy Chief Foley informed the Board that the dog is officially certified to go on patrol with Officer Dave Gaddis. He expressed his appreciation and recognized several people and agencies that were instrumental in getting the canine unit: Bill Jacobs Chevrolet for donating the canine vehicle, Detective Oggerino for negotiating with Bill Jacobs Chevrolet, the three officers from the Cook County Sheriff's Department who were selfless in bringing the canine unit on board for the Village, Sergeant Joe Gadudo, Master Trainer Joe Rosenau, and Deputy Tim Gorniak. Another presentation was made to the Illinois Vest A Dog Organization that provided a bulletproof and stab resistant vest for the canine unit.

5. OMNIBUS VOTE AGENDA
- a. Waive Reading of Minutes (APPROVE)
  - b. Minutes - Executive Session - April 24, 2006 (APPROVE)
  - c. Minutes - Executive Session - May 22, 2006 (APPROVE)
  - d. Minutes - Regular Board Meeting - June 12, 2006 (APPROVE)
  - e. Warrants - June 26, 2006 - \$231,492.44 (APPROVE)
  - f. Request for Purchase Exceeding \$1,000 - Felony Investigative Assistance Team (FIAT) - \$2,000.00 (APPROVE)
  - g. Request for Purchase Exceeding \$5,000 - Digital Eyewitness ION Camera Systems - Kustom Signal, Inc. - \$9,085.00 (APPROVE)
  - h. Payout Request No. 1 - 64<sup>th</sup> and Thurlow Street Water Main Extension Project - John Rendina Construction Corporation - \$106,378.15 (APPROVE)
  - i. Resolution No. 06-R-37 - A Resolution Authorizing the Village President, Village Clerk and Chief of Police to Execute a Certain Reaccreditation Agreement - Commission on Accreditation For Law Enforcement Agencies, Inc. (ADOPT)

President Pretzer asked if any Board member wanted to remove any item(s) from the Omnibus Vote Agenda. Trustee Schoenbeck requested that Item 5e be removed from the Omnibus Vote Agenda for further discussion.

MOTION: Made by Trustee Baker, seconded by Trustee Mistele, to approve the Omnibus Vote Agenda exclusive of Item 5e.

ROLL CALL VOTE: AYES: Trustees Baker, Mistele, Brown, Napoli, Schoenbeck and McMahon; NAYS: None; ABSENT: None.

MOTION DECLARED CARRIED

Trustee Schoenbeck noted that the amount for Hillside Disposal Service, Inc. had spiked quite a bit from the previous months. Director Stanish responded that it was due to the fact that Dominick and Jewel ordered stickers during the same time period.

MOTION: Made by Trustee Schoenbeck, seconded by Trustee Brown, to approved Item 5e of the Omnibus Vote Agenda.

PREVIOUS ROLL CALL VOTE: AYES: Trustees Baker, Mistele, Brown, Napoli, Schoenbeck and McMahon; NAYS: None: ABSENT: None.

MOTION DECLARED CARRIED

NEW BUSINESS

6. VISITOR'S BUSINESS (Public comment is limited to three minutes per person)

Phyllis Zimmer, 6446 Tennessee Avenue, invited the President and Board of Trustees, particularly Trustee Schoenbeck, to come out to see the condition of her property with regard to the stormwater run off.

7. DELINQUENT WATER BILLS

Administrator Zordan informed the Village Board that there was one delinquent water bill in the amount of \$184.68 and requested permission to proceed as per Village policy.

8. PLAN COMMISSION RECOMMENDATION - AN APPLICATION FOR A VARIATION - 7719 ELEANOR PLACE

Administrator Zordan informed the Board that property owners, Stephen and Sandra Walters, have petitioned the Village to consider variations from the minimum lot size area of the subject property to allow for the construction of two new homes on two existing lots that are less than the required R-2 lot size of 13,000 square foot. The subject property was platted and developed before it was annexed into the Village.

The Plan Commission conducted a public hearing on June 7, 2006 and there were no objections raised during the hearing. At a subsequent regular meeting, the Plan Commission made a motion to recommend that the Village Board grant the requested variations with one condition.

- That both the principal and accessory structure must be demolished prior to the issuance of a building permit on either lot.

The Staff concurred with the Plan Commission recommendation.

MOTION: Made by Trustee Mistele, seconded by Trustee Baker, to instruct the Village Attorney to prepare the necessary documents.

PREVIOUS ROLL CALL VOTE: AYES: Trustees Baker, Mistele, Brown, Napoli, Schoenbeck and McMahon; NAYS: None: ABSENT: None.

MOTION DECLARED CARRIED

9. DISCUSSION - PLAYGROUND ACCESSIBILITY EVALUATION - ACCESS RECREATION GROUP, LLC

Superintendent Righton informed the Village Board that \$5,000 was included in the Parks and Recreation Department budget for FY 06-07 for an evaluation of handicapped accessibility in the Village's playgrounds. There are new legal requirements for providing accessibility with regard to ADA compliance. Cynthia Burkhour from Access Recreation Group LLC provided a cursory review of the Village playgrounds and while no major deficiencies were identified, she stressed the importance of the Village to provide good faith effort in making the public areas accessible, even if it were phased in over several years.

The Board requested that this item be placed on the Omnibus Vote Agenda for the July 10, 2006 meeting for further action.

10. DISCUSSION - TOWN CENTER DEVELOPMENT PROJECT

Administrator Zordan provided for the Village Board an overview of some of the outstanding issues with regard to the proposed development:

**Height of the Self Storage Building**

The developer proposed a four-story self-storage building with two smaller single story buildings to be located north of the Lake Willoway Complex. The building would have no access onto Adams Street. The Board did not have a problem with the proposed use but had concerns with regard to the height difference between a three-story building and a four-story building. The developer noted that the four-story building would allow for better landscaping and buffering versus a three-story building, which would bring it closer to the Lake Willoway Complex. The Board expressed concern with regard to the amount of traffic that would be generated by the facility and they requested the developer to provide the number and types of units that would be located in the proposed building.

**Plaza Identification Sign Heights**

The developer is proposing two large, 30 foot high plaza identification signs to be located at the entrance on Plainfield Road and at the entrance on Route 83. The Plan Commission asked for a reduction to 24 feet for the sign on Plainfield Road but

had no objection to the 30 foot high sign on Route 83. The Board requested information with regard to neighboring towns and the sign heights they have allowed for bigger projects. The developer had requested a consensus from the Board prior to July 10. The Board was directed to contact staff by the end of the week with their thoughts with regard to the requested signage.

#### **Access on 72<sup>nd</sup> Court**

The original proposal included a 90° "T" intersection providing access to the plaza from 72<sup>nd</sup> Court. A resident on 72<sup>nd</sup> Court, Gary Baker, objected to this design because it conflicted with his existing driveway. Metro Transportation Group reviewed various options of 72<sup>nd</sup> Court and recommended a more sweeping access design that put the 90° intersection onto the residential street and utilized the main road as access to the plaza. Mr. Baker suggested a plan that would relocate his driveway and provide landscape screening. The Staff supported the Metro Transportation recommendation although it may have a negative impact on the available parking in the plaza. Also, included in the discussion was the issue of the security gate for the Lake Willoway Complex. President Pretzer requested a letter from the Fire District as to the feasibility of the proposed gate(s). The consensus of the Board was that the proposed 90° "T" access off of 72<sup>nd</sup> Court was acceptable.

#### **Portillo's Drive Through**

Administrator Zordan informed the Village Board that the proposed Portillo's has a drive through service and would be classified as a fast food establishment. The 1997 focus group envisioned only sit down restaurants in this development and Mr. Zordan asked the Board's opinion with regard to the Portillo's. The Board agreed to accept the use and layout of the Portillo's as proposed.

#### **Outside Trash Compactors**

Administrator Zordan informed the Village Board that trash compactors are considered by the Village to be equipment and as such are to be located inside the building on projects. The Plan Commission had no objection to the compactors being placed outside as long as the hours of operation were reasonable daytime hours. The Board expressed concern with regard to the noise from the trash compactors being outside the building. The developer suggested enclosing the compactors in a manner similar to a garbage enclosure. It was also suggested that the compactors be enclosed in a soundproof type brick enclosure that would be outside of the building. The Board asked to see a similar use in other projects to determine if the noise level of

the trash compactors would impact the residential neighbors adjacent to the project site.

### **Special Uses**

Administrator Zordan indicated that the approval of the overall PUD for the project is allowing for several food services. Should new food services come to the plaza or existing ones expand, they will need to go through the zoning process. The special use would typically transfer if an existing restaurant is sold to a new owner. Administrator Zordan advised the Village Board that if they wanted some oversight on the sale or transfer of food services to future owners, the Board can make it part of the PUD approval. The Board was comfortable that future uses could be regulated with liquor licenses and current regulations for change of use.

President Pretzer brought up the issue of stormwater and where the developer was proposing the underground storage. The developer proposed mechanical evacuation of the stormwater and President Pretzer asked what the developer has addressed as far as alarming if the pumps fail and/or providing for electrical power if there was a power outage for a period of time. The developer pointed out that when the stormwater storage vault gets over a certain elevation, it will drain by gravity so that it would never be totally shutdown. The property could contain a hundred year event on the project site. It was suggested that the developer provide an alarm system on the mechanical lift or backup generator.

Administrator Zordan informed the Board that a draft of the Development Agreement for the Town Center Project will be on the agenda for the meeting of July 10.

### **OLD BUSINESS**

#### 11. COMMITTEE REPORTS

Trustee Napoli had no report.

Trustee Schoenbeck had no report.

Trustee McMahon had no report.

Trustee Baker had no report.

Trustee Mistele had no report.

Trustee Brown had no report.

12. ATTORNEY'S REPORT

Village Attorney Good had no report.

13. CLERK'S REPORT

Village Clerk Hansen had no report.

14. ADMINISTRATOR'S REPORT

Administrator Zordan introduced the new Administrative Intern, Jacob Smith, to the Village Board.

Administrator Zordan presented to the Board a plaque and a \$500 check from IRMA for second place in the Best New Risk Management Program, which was the creation of the "Safety Stand Zone by the Bus Stop". Deputy Chief Shelton worked to have certain areas delineated that were safe for children to stand.

15. EXECUTIVE SESSION - PERSONNEL

MOTION: Made by Trustee Napoli, seconded by Trustee Schoenbeck, to adjourn into Executive Session to discuss personnel at the hour of 9:30 p.m.

PREVIOUS ROLL CALL VOTE: AYES: Trustees Baker, Mistele, Brown, Napoli, Schoenbeck and McMahon; NAYS: None; ABSENT: None.

MOTION DECLARED CARRIED

\*\*\*SEE APPROPRIATE EXECUTIVE SESSION MINUTES\*\*\*

PRESENTED, READ and APPROVED,

\_\_\_\_\_, 2006

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Village President

Minutes transcribed by Mary Partyka.