

MINUTES OF THE REGULAR MEETING OF THE MUNICIPAL
SERVICES COMMITTEE OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY,
OCTOBER 11, 2010 IN THE VILLAGE HALL, 7760 QUINCY STREET, IN THE
VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER

Chairman Mike Mistele called the meeting to order at 6:30 PM.

2. ROLL CALL

Those present at roll call were Chairman Mike Mistele and Village Administrator Tim Halik. Absent: Trustee Paul Schoenbeck.

3. APPROVAL OF MINUTES

After reviewing the minutes from the September 13, 2010 regular meeting of the Municipal Services Committee, Chairman Mistele made a motion to approve the minutes.

4. DISCUSSION – Land Donation: Community Bank of Willowbrook

Administrator Halik advised the Committee that in the Fall of 2008, the Village was approached by the President of the current Community Bank of Willowbrook, Gene Ognibene, and asked whether we would consider accepting a land donation. The property in question consists of the majority of the Knolls Lake, located at the northwest corner of 63rd Street and Kingery Highway. As a result of the subdivision of land that occurred as part of the original PUD for the site, the majority of the lake property is owned by the bank. Halik advised that the bank has no use for the property and views it as a potential liability. Although the majority of the parcel includes the lake, there is a portion of land along its south side which is dry, but contains a fair amount of floodplain.

The bank thought that the Village may accept the donation of this land and potentially consider passive or active recreational uses that it could be used for. Mr. Ognibene indicated that the “book” value of the parcel was \$300,000 in 2008. Halik further advised that at the time, Village staff indicated that the Village was not interested in the parcel. Mr. Ognibene has since requested that the Village reconsider the offer. Therefore, it is being brought to the Municipal Services Committee for further consideration. After discussion, the Committee felt that although the parcel may provide some recreational opportunities, the issue of added maintenance costs to the Village must also be considered. Access to the parcel, even if only to construct a walking path around it, may be problematic given the floodplain that exists. If the Village were to accept the parcel and assume future maintenance, the other owners of the pond may also wish to donate their parcel to avoid maintenance costs. Chairman Mistele stated that he does not support accepting the land donation. He asked that staff put this item on a Board agenda to discuss and support the Committee’s recommendation. Halik stated that he would do so.

5. REPORT – Stanton Property: Petitions for Annexation Received

Administrator Halik advised the Committee that as was announced to the Village Board on September 27th, we have received Petitions for Annexation from Patrick Stanton, Sr.,

owner of five parcels located within the unincorporated Soper Triangle area. The total land area of the five parcels is 8.35 acres. Halik advised that copies of the separate executed Petitions for Annexation which includes the five parcels are included in the Committee packet along with a colored site location map which graphically depicts the area in question. Halik advised that two of the properties are already contiguous to the Village of Willowbrook. The language within the Petitions for Annexation document includes that the owner wishes to annex the properties conditioned upon the execution of a mutually acceptable Annexation Agreement. Mr. Stanton desires to begin our Annexation Agreement discussions later this year, but has indicated his desire to secure the right to continue the operation of the uses that currently exist on the property in the short term, and to obtain appropriate zoning to allow re-development of the area in the long term. Halik stated that as staff negotiates an Annexation Agreement with Mr. Stanton, the details will be shared with the Committee to ensure the negotiated items match the Village planning goals, and are generally acceptable. In addition, the final Annexation Agreement must be considered and approved by the Village Board. Halik stated that if the Committee has any questions or comments, please feel free to share them with staff. Once a meeting schedule is received from Mr. Stanton, staff will advise the Board and provide status updates.

6. REPORT – Municipal Services Department

- a) Administrator Halik advised that the monthly department permit activity report for September is included in the packet. Halik noted that the Village has taken in slightly over \$48,000 in permit revenue for the month. To date we have taken in approximately 127% of our projected permit revenue for Fiscal Year 10/11.
- b) Director Halik reported that the water system pumpage report was also included in the agenda packet for information. Halik noted that at this time we are on track with our Fiscal Year 10/11 pumpage projection of 375,000,000 gallons.

7. VISITOR'S BUSINESS

(None)

8. COMMUNICATIONS

Chairman Mistele asked for opening dates for several new businesses in town. Halik advised that Goodwill opened on October 8th within the Hinsdale Lake Commons Shopping Center, the Meatheads restaurant intends to open on October 18th within the Town Center, and the Pei Wei Asian Diner within the Town Center has a tentative opening date of January 3, 2011.

Chairman Mistele also inquired about the monthly DuPage Mayors and Managers Business Meeting. He stated that he has not received notifications of the meetings lately. Halik advised that the DuPage Mayors and Managers Conference has tried a new format for their monthly business meetings. The meetings begin earlier at 5:30 PM and do not include a presenter. In addition, dinner is not served. The new format includes a general reception with hors d'oeuvres, after which the regular business meeting will occur, and finally a roundtable discussion on any pertinent topic. The meetings are generally over by 7:00 PM. Halik advised that the October meeting will also include the new format.

After the October meeting, the DMMC intends to survey its members to solicit feedback on which meeting format is preferred.

9. ADJOURNMENT

Motion to adjourn was made by Chairman Mistele. The meeting was adjourned at 6:50 PM.

(Minutes transcribed by: Tim Halik 12/8/10)