

MINUTES OF THE SPECIAL MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, JULY 29, 2013 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 6:00 p.m. by Mayor Frank Trilla.

2. ROLL CALL

Those present at roll call were Mayor Frank Trilla, Clerk Leroy Hansen, Trustees Dennis Baker, Terrence Kelly, Michael Mistele, Sue Berglund, Umberto Davi, and Paul Oggerino (via teleconference).

ABSENT: None

Also present were Village Administrator Timothy Halik, Village Attorney Thomas Bastian, Village Attorney Michael R. Durkin, and Chief Mark Shelton.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Attorney Durkin to lead everyone in saying the Pledge of Allegiance.

MOTION: Made by Trustee Baker and seconded by Trustee Davi to authorize Trustee Oggerino's attendance via teleconference.

ROLL CALL VOTE: AYES: Trustees Baker, Berglund, Davi, Kelly, and Mistele. ABSTAIN: Trustee Oggerino NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

4. VISITORS' BUSINESS

Mr. Darren Ferris, Accel Entertainment, which is a licensed terminal operator under the Video Gaming Act. Mr. Ferris spoke on the behalf of the Willowbrook establishments that would be eligible under the Video Gaming Act.

Mr. Phil Palcowski, Phillie's Pizza, Willowbrook, also spoke in favor of approving video gaming.

5. DISCUSSION - GOAL SETTING

Administrator Halik advised that the main purpose of this workshop was to identify what the Board will support for staff to be working on.

a. Purchaser for Holiday Inn

Administrator Halik advised that the Holiday Inn has recently lost its branding and is currently called the Willowbrook Inn. An auction was to occur on July 24th. However, prior to the auction, the hotel was sold. The closing is scheduled for mid August.

Mayor Trilla stated that the new owners have committed to a multi-million dollar renovation with their goal to be resanctioned to Holiday Inn. The new owners currently own six other hotels.

Mayor Trilla stated that it was requested for the police department to have access through the parking lot. The new owners stated that it was a good idea.

b. Amend the Sign Ordinance

Administrator Halik stated that the current ordinance does not allow for electronic type signage. Historically, the Willowbrook sign ordinance has been fairly restrictive. Currently, only gas stations are allowed to have these types of signs.

Mayor Trilla stated that several businesses have requested electronic signs. Administrator Halik advised that a text amendment to the ordinance could include restrictions on flashing components, sizes, frequency of messages, colors, etc.

Administrator Halik advised that staff is currently working on a comprehensive amendment to the complete Zoning Ordinance and the sign amendment would be within this ordinance.

These types of signs can be allowed under a PUD ordinance. The text amendment would allow small business owners to obtain electronic signs. The consensus of the Board was to move forward on this text amendment as a priority.

c. Annexation of Soper Triangle

Administrator Halik stated that the Soper Triangle refers to a 20-acre property located north of North Frontage Road, between Madison and Soper. Most of this area is unincorporated. Administrator Halik stated that there is high potential for redevelopment. Willowbrook does have a boundary agreement with Burr Ridge in which neither municipality can force annexation.

Administrator Halik advised that in 2010, the owner of five of the parcels signed an annexation petition to the Village. The owner has yet to agree to negotiate an annexation agreement.

Administrator Halik advised that if this property were annexed, some concessions would need to be allowed in regards to zoning. Trustee Mistele stated that this was always the issue in the past.

Administrator Halik advised that the main purpose of this item was to educate the newer trustees on this property and if the opportunity arises, inquire whether the Village would support extending water for annexation.

d. Update Village's Comprehensive Land Use Plan

Administrator Halik advised that this plan was drafted in 1993. The Village attorney has indicated that this outdated plan could pose a legal risk in the case of a zoning challenge. A benefit of updating the comprehensive plan would be to work in rezoning areas along I-55.

It would be a costly endeavor to update the comprehensive plan. Another municipality is in the process and is costing \$100,000. Administrator Halik advised that there are grant opportunities for this expense.

Trustee Kelly advised that after reviewing the Sikich review plan that had been completed in 2010, they had also recommended updating the comprehensive plan.

The consensus of the Board was to move forward on the comprehensive plan update as a priority.

e. Redevelopment of I-55 Corridor

Mayor Trilla advised that his vision for this corridor includes a Holiday Inn expansion for a convention center; on vacant property next to Chicken Basket, attract a brewery or an art gallery. Mayor Trilla stated that he would like to take this overlooked area from warehouses, in which the Village receives little benefit, and bring in mixed use businesses.

Administrator Halik advised that this vision can be researched and brought forward during the comprehensive plan update. This could be a subcomponent of the public hearing.

Mayor Trilla stated that in Administrator Halik's review, he indicated that a new economic development coordinator position would be required. Mayor Trilla stated that this position could be handled by the Village's Planning Consultant.

f. Form a new Village Business Advisory Committee

Administrator Halik advised that there is an increased focus on economic development. This type of advisory committee has been discussed throughout the years.

g. Master Facilities Plan

Administrator Halik stated that a space needs assessment was conducted in 2002. This assessment recommended a campus-style setting for Village operations. The purchase of the building at 835 Midway Drive has the Village moving towards this concept. Administrator Halik advised that the closing will be August 28th. Administrator Halik also advised that the architect firm that conducted the original assessment will be doing an assessment of the new building.

h. Parks Master Plan

Administrator Halik advised that within the 5-Year Comprehensive Master Plan, there is a 5-Year capital improvement projection for recommended improvements which would update the park facilities, including ADA compliance.

Administrator Halik stated that the master plan was completed in order to better the Village's chances of obtaining grant funding. However, if grants are not awarded, revenue will need to be allocated as funding allows in order to complete these projects.

Administrator Halik advised that the Illinois Department of Revenue has scheduled a site inspection based on the OSLAD grant submittal for Willow Pond for August 6th.

i. Illinois Video Gaming Act

Administrator Halik stated that this act was enacted in June of 2009. The Village's position in the beginning was to suspended discussion on this issue until the final rules have been drafted. As it stands now by Village ordinance, all forms of gambling are prohibited. The Video Gaming licenses are only available to establishments that hold a local liquor license. Various liquor license holders have reached out to our elected officials and have asked that the Village Board reconsider this ordinance.

Trustee Mistele stated that originally, the Village was supporting the DuPage Mayors and Managers position to prohibit gambling. However, it appears that the organization has changed its position.

Administrator Halik advised that an amendment to the Village ordinance can be brought before the Board at the next Village Board meeting.

Attorney Bastian stated that the state will issue the video gaming license. If there is a problem, a complaint is received that there is underage gambling; the Village will still have the authority through the liquor code to bring the licensee before the liquor commissioner for a hearing for the violation. The Village would then report it to the state. The state will then have the authority to revoke their gaming license.

Administrator Halik stated that each establishment can have a maximum of five (5) machines. The Village could earn 5% revenue from each machine. Projected totals showed approximately \$110,000 per year of added revenue, depending on how many machines are installed.

The consensus of the Board was to move forward on this ordinance.

j. Police Department Staffing and Structure

At the last Village Board meeting, Chief Shelton had described the operational challenges that have existed as a result of the 2011 restructuring. The current recommendation is the Village Board consider four (4) additional patrol officers and promote two (2) current patrol officers to sergeant.

The cost projections over the next three years, which covers the length of the patrol union contract, is \$414,400 for the first year, \$441,000 for the second year, and \$467,000 for the third year. The three year total would be \$1.3 million. This would represent an approximate 10% increase in the police department budget.

Mayor Trilla questioned if the department could promote the two sergeants and hire two officers now and then hire two more officers next year. Chief Shelton stated that he would be unable to hire and train all four new officers at this time anyway.

The consensus of the Board was to move forward on the restructuring of the police department by promoting two sergeants and hiring two patrol officers.

k. Other

Trustee Kelly was concerned over the amount of money that is being spent and the limited ways of generating revenue. Trustee Kelly suggested that Sikich update their report to include all of the recommended changes and see that the financial responsibility is still there. Administrator Halik advised that he would contact Sikich to request a proposal for a financial assessment and introduce the recommendations at the Budget Workshop in March.

Trustee Davi stated that this goal workshop should be done on an annual basis.

Trustee Davi requested an update on the K-Mart site. Administrator Halik advised that he received a new site plan that shows Pete's Fresh Market using 56,000 square feet; 2-3 new tenants on the east side of the building; on the west side of the building, the plan is to demolish the garden center and build new store fronts which would include a breakfast-style restaurant and five small retail units. With regards to the outlots, two multi-tenant buildings will be designated for restaurant uses with a center food courtyard. The owners are attempting to acquire the Phillips 66 Gas Station and will replace it with a third restaurant building. The new owner's plan is to have some of the outlots open by the end of next year.

6. EXECUTIVE SESSION

Consideration of the Purchase or Lease of Real Property for the Use of the Village Pursuant to 5 ILCS 120/2(c)(5)

This item was deferred.

7. ADJOURNMENT

MOTION: Made by Trustee Mistele and seconded by Trustee Baker, to adjourn the Special Meeting at the hour of 8:10 p.m.

ROLL CALL VOTE: AYES: Trustees Baker, Berglund, Davi, Kelly, Mistele, and Oggerino. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

PRESENTED, READ and APPROVED.

August 12 , 2013.

Mayor

Minutes transcribed by Deputy Clerk Cindy Stuchl.