

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, JANUARY 13, 2014 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 6:34 p.m. by Mayor Frank Trilla.

2. ROLL CALL

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

ABSENT: Trustee Dennis Baker.

Also present were Village Attorney Thomas Bastian, Village Attorney Michael Durkin, Village Administrator Timothy Halik, Chief Mark Shelton, Deputy Chief Mark Altobella, Planning Consultant JoEllen Charlton, Management Analyst Garrett Hummel, and Deputy Clerk Cindy Stuchl.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Chief Shelton to lead everyone in saying the Pledge of Allegiance.

4. VISITORS' BUSINESS

None presented.

5. OMNIBUS VOTE AGENDA

- a. Waive Reading of Minutes (APPROVE)
- b. Minutes - Special Board Meeting - December 16, 2013 (APPROVE)
- c. Minutes - Executive Session - November 25, 2013 (APPROVE)
- d. Warrants - \$448,408.44 (APPROVE)
- e. Monthly Financial Report - December 31, 2013 (APPROVE)
- f. Ordinance - An Ordinance Amending Section 3-19-5, Entitled "Prohibitions:" and Section 3-19-6, Entitled "Gambling Prohibited:" of Chapter 19, Entitled "Amusement Devised" of Title 3, Entitled "Business" of the Village Code of Ordinances to Authorize and License Video Gaming - Ordinance No. 14-O-01 (PASS)

- g. Ordinance - An Ordinance Amending the Village Code of the Village of Willowbrook - Title 2, Chapter 4, Section 2-4-10 - Board of Police Commissioners, Attorney for Board - Ordinance No. 14-O-02 (ADOPT)
- h. Motion - Board Advice and Consent to Mayor's Appointment of Caroline A. Dittman to Fill a Vacancy on the Police Pension Fund Board

Mayor Trilla requested that Item 5h be removed from Consent and placed under New Business.

Mayor Trilla asked the Board if there was any other item to be removed from the Omnibus Vote Agenda.

MOTION: Made by Trustee Mistele and seconded by Trustee Kelly to approve the Omnibus Vote Agenda, Items 5a-5g, as presented.

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

MOTION DECLARED CARRIED

NEW BUSINESS

- 5h. MOTION - BOARD ADVICE AND CONSENT TO MAYOR'S APPOINTMENT OF CAROLINE A. DITTMAN TO FILL A VACANCY ON THE POLICE PENSION FUND BOARD

MOTION: Made by Trustee Kelly and seconded by Trustee Oggerino to approve the appointment of Caroline A. Dittman to the Police Pension Board.

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

MOTION DECLARED CARRIED

6. DELINQUENT WATER BILLS

Administrator Halik advised that there was one (1) delinquent water bill in the amount of \$201.95. Staff requested authorization to proceed in accordance with past practices, which was approved.

7. ORDINANCE - AN ORDINANCE WAIVING CERTAIN REQUIREMENTS OF SECTION 9-10-5(B) AND ACCEPTANCE OF EASEMENT TO SATISFY CERTAIN OFF-STREET PARKING REQUIREMENTS FOR THE WILLOW COMMONS SHOPPING CENTER, 305-341 75TH STREET, WILLOWBROOK, ILLINOIS

Planning Consultant Charlton stated that the Willow Commons Shopping Center does not have enough on-site parking to satisfy the parking requirement for the entire shopping center. There is additional parking on the west side of the property that is owned by the previous owner of Ashton Place. With the sale of Ashton Place a couple of years ago, it makes it necessary to ensure that there is ample parking for the center.

This ordinance will ensure that tenants and process special uses into the shopping center and validates the parking requirements. The Plan Commission has reviewed and recommended support of this ordinance to the Village Board.

MOTION: Made by Trustee Davi and seconded by Trustee Berglund to pass Ordinance No. 14-O-03.

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

MOTION DECLARED CARRIED

8. ORDINANCE - AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A 4,024 SQUARE FOOT COMMERCIAL SCHOOL IN UNIT 327 IN THE WILLOW COMMONS SHOPPING CENTER - BEYOND THE STARS PERFORMING ARTS ACADEMY, INC. WILLOW COMMONS CENTER, 305-341 75TH STREET, WILLOWBROOK, ILLINOIS

Planning Consultant Charlton stated that this unit has been vacant for a long time. This unit is long and narrow and not attractive for a retail user. The Beyond the Stars Performing Arts Academy is able to utilize this space as is.

The Plan Commission has reviewed and recommended this special use ordinance to the Village Board.

MOTION: Made by Trustee Kelly and seconded by Trustee Oggerino to pass Ordinance No. 14-O-04.

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

MOTION DECLARED CARRIED

9. PRESENTATION/DISCUSSION - MASTER FACILITIES PLAN, PHASE I -
CONCEPTUAL INTERIOR RENOVATION PLAN, VILLAGE HALL OFFICES,
835 MIDWAY DRIVE & PROPOSED SITE PLAN, WILLOWBROOK
MUNICIPAL COMPLEX - MARK BUSHHOUSE, WILLIAMS ARCHITECTS

Administrator Halik stated that the development phasing will be broken down into three individual phases which will allow for project funding to be drawn from multiple budget years. Phase 1 will include the renovation of the 835 Midway Drive building to serve as the new Village Hall offices along with necessary alterations to link the parking facilities of the three buildings. Phase 2 will be the renovation of the existing Village Hall to serve entirely as the Village Police Station. Phase 3 will include the renovation of the 825 Midway Drive building to serve as a recreation center and possible Board Room.

The initial designs have been reviewed by Staff; Trustee Mistele, Chairman for the Municipal Services Committee; Mayor Trilla; and Mr. Mark Bushhouse; Williams Architects.

Mr. Bushhouse then presented the latest conceptual designs and estimated budget amounts for the Board's consideration. Mr. Bushhouse stated that the properties will meet future space needs of the Village. Mr. Bushhouse stated this renovation plan is cost effective and the overall budget for the project would be between \$1.2 - \$1.5 million.

Trustee Mistele stated that this expansion answers the question that the Village will be able to grow in the new facility. Trustee Mistele stated that the Municipal Services Committee has requested that the current electric baseboard heating in the building should be reviewed and to take a look at the costs of adding a boiler and using hydronic baseboards. The Village could see savings in energy costs with the change.

Trustee Mistele also questioned how these buildings will meet current storm water management codes for DuPage County.

Administrator Halik stated that if the Board has no objections to the concept plan, Staff would like a consensus to move forward to the next phase which would be a professional services agreement with Mr. Bushhouse to develop final construction drawings that can be used for bidding purposes.

Mr. Bushhouse stated that the drawings could be completed in the next couple of months and out to bid in the Spring. Construction could then begin in June. The new Village facility could be operational by the end of the year.

The Board gave a consensus to proceed to the next phase.

PRIOR BUSINESS

10. COMMITTEE REPORTS

Trustee Kelly had no report.

Trustee Mistele had no report.

Trustee Berglund had no report.

Trustee Davi had no report.

Trustee Oggerino had no report.

11. ATTORNEY'S REPORT

Attorney Bastian had no report.

12. CLERK'S REPORT

Clerk Hansen had no report.

13. ADMINISTRATOR'S REPORT

Administrator Halik advised the Board the Village received the GFOA Distinguished Budget Presentation Award for the 12th consecutive year.

14. MAYOR'S REPORT

Mayor Trilla stated that he gave the annual State of Village address at the Willowbrook/Burr Ridge Chamber of Commerce meeting on Wednesday, January 8, 2014. The address was well received.

15. EXECUTIVE SESSION

- a. REVIEW 2013 MINUTES - Pursuant to 5 ILCS 120/2(c)(21)
Regarding the Minutes of Executive Session Meetings
That Were Lawfully Closed Under the Open Meetings Act

RECESS INTO EXECUTIVE SESSION

MOTION: Made by Trustee Mistele and seconded by Trustee Oggerino
to recess into Executive Session at the hour of 7:02 p.m.

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

MOTION DECLARED CARRIED

The Board reconvened the Regular Meeting at the hour of
7:09 p.m.

16. ADJOURNMENT

MOTION: Made by Trustee Mistele and seconded by Trustee
Berglund, to adjourn the Regular Meeting at the hour of
7:12 p.m.

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

MOTION DECLARED CARRIED

PRESENTED, READ and APPROVED.

January 27 , 2014.

Mayor

Minutes transcribed by Deputy Clerk Cindy Stuchl.