

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, NOVEMBER 24, 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 6:30 p.m. by Mayor Frank Trilla.

2. ROLL CALL

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

ABSENT: None

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

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked a member of Cub Scout Pack #101 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 - Regular Board Meeting - October 27, 2014 (APPROVE)
- c. Minutes - Regular Board Meeting - November 10, 2014 (APPROVE)
- d. Warrants - \$501,852.97 (APPROVE)
- e. Ordinance - An Ordinance Amending Title 8, Chapter 8, Section 8-8-15 of the Village Code of the Village of Willowbrook - Parking Restrictions - Ordinance No. 14-O-51 (PASS)

- f. Resolution - A Resolution Authorizing the Village Administrator's Acceptance of Change Order Numbers 22 and 23 - Interior Finish and Electrical Revisions - Village Hall Renovation Project, and Ratifying and Confirming the Village Administrator's Prior Execution of Said Change Orders - Resolution No. 14-R-59 (ADOPT)
- g. Motion - A Motion to Approve the Fiscal Year 2015/16 Budget Schedule (APPROVE)
- h. Motion to Approve - Village Hall Renovation Contract: Payout #4 - Partial Payment, FBG Construction Corporation (APPROVE)
- i. Report - Annual Police Pension Board Pension Fund Report (RECEIVE)
- j. Proclamation - A Proclamation Recognizing the Month of December 2014 as National Drunk and Drugged Driving (3-D) Prevention Month (APPROVE)

Mayor Trilla asked the Board if there were any items to be removed from the Omnibus Vote Agenda.

MOTION: Made by Trustee Mistele and seconded by Trustee Oggerino to approve the Omnibus Vote Agenda as presented.

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

MOTION DECLARED CARRIED

NEW BUSINESS

6. DELINQUENT WATER BILLS

Administrator Halik advised that there were no outstanding water bills at this time.

7. RESOLUTION - A RESOLUTION AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE A HOST COMMUNITY AGREEMENT WITH COMPASSIONATE CARE CENTER, INC.

Planning Consultant Charlton related that this resolution authorizes a host agreement between the Village of Willowbrook and a prospective medical cannabis dispensary. Questions have arisen about how much revenue the Village will receive and are there any additional expenses above what the Village would normally occur. These questions were raised at the Plan Commission Meeting.

Staff was alerted that similar host community agreements were approved with other municipalities. This agreement provides for an initial \$10,000 payment if the State of Illinois accepts Compassionate Care Center's application. Then provisions for the following three year test pilot program of payments on the anniversary date of \$10,000 the first year, \$15,000 the second year, and \$20,000 for the last year. The \$20,000 payment would continue if the State continues the program past the initial pilot program.

Provisions were also added to negotiate the annual payment if necessary.

The agreement states that the intent of the payments are to be used for government, non-for-profit, first responders, and social services. It is up to the Corporate Authorities to determine how to allocate the money in the best interests of the community.

MOTION: Made by Trustee Mistele and seconded by Trustee Berglund to adopt Resolution No. 14-R-60 as presented.

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

MOTION DECLARED CARRIED

8. ORDINANCE - AN ORDINANCE AUTHORIZING A SPECIAL USE FOR A MEDICAL CANNABIS DISPENSARY - COMPASSIONATE CARE CENTER, 7550-7560 QUINCY STREET

Planning Consultant Charlton stated that the applicant will be occupying approximately 3,500 square feet on the south side of the 16,000 square foot building. Site improvements will be required which include provisions for a garbage dumpster and improve safety around a depressed loading dock area.

Conditions for this special use will be specific to this applicant and not to the address. The special use will only be valid if the State issues Compassionate Care Center with a state license. The special use is also only valid for a medical marijuana dispensary use. If the State decides to approve marijuana use for recreational purposes, this special use will only apply for medical usage. The applicant would have to come back to the Village and apply for special use permit procedures to accommodate any change in use.

Trustee Mistele questioned the delivery access to the south end of the building with an overhead door and access directly into the suite. Consultant Charlton advised that this area of the building will be closed off with no access.

MOTION: Made by Trustee Mistele and seconded by Trustee Oggerino to pass Ordinance No. 14-0-52 as presented.

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

MOTION DECLARED CARRIED

9. RESOLUTION - A RESOLUTION AUTHORIZING THE MAYOR AND VILLAGE CLERK TO ACCEPT A PROPOSAL FOR PROFESSIONAL SERVICES - INDEPENDENT REGISTERED MUNICIPAL ADVISOR SERVICES - SPEER FINANCIAL, INC.

Interim Director of Finance Dittman related that there was a special Finance and Administration Committee meeting held on September 22<sup>nd</sup> and staff was requested to compile a Request for Proposal to obtain independent municipal advisor services that will enable the Village to go through the process of bond issuance and IEPA loan applications.

Three proposals were received and presented to the Finance and Administration Committee on November 10<sup>th</sup>. The committee recommended using Speer Financial for the bond sale portion of the Village's financing needs.

The committee also recommended that Speer be used for the bonds only and using another engineering firm to apply for the IEPA application due to the engineering labor intensive process.

MOTION: Made by Trustee Mistele and seconded by Trustee Kelly to adopt Resolution No. 14-R-61 as presented.

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

MOTION DECLARED CARRIED

10. ORDINANCE - AN ORDINANCE PROVIDING FOR THE LEVY OF TAXES FOR THE FISCAL YEAR COMMENCING ON MAY 1, 2014 AND ENDING APRIL 30, 2015, FOR THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

Interim Director Dittman advised that one component in the Parks and Recreation Department budget is the Special Recreation Tax Levy. The tax impact for a home owner with a home market value of \$300,000.00 would be approximately \$18.80.

The ordinance was presented to the Finance and Administration Committee meeting on November 10, 2014 and was recommended by the committee.

MOTION: Made by Trustee Davi and seconded by Trustee Berglund to pass Ordinance No. 14-O-53 as presented.

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

MOTION DECLARED CARRIED

11. ORDINANCE - AN ORDINANCE TERMINATING THE DESIGNATION OF THE ROUTE 83 AND PLAINFIELD ROAD TAX INCREMENT REDEVELOPMENT PROJECT AREA AS CREATED BY THE VILLAGE OF WILLOWBROOK ON AUGUST 13, 1990 AS A TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA AND DISSOLVING THE SPECIAL TAX INCREMENT ALLOCATION FUND FOR SAID REDEVELOPMENT PROJECT AREA

Interim Director Dittman stated that original ordinance had been approved in August of 1990 to create the Route 83 and Plainfield Road TIF District, and was to expire in August of 2013. However, in 2004, the Board passed an ordinance which amended the redevelopment plan and clarified that the property taxes levied in 2013 would be collected in 2014.

The taxes have been collected and the redevelopment plan has been completed. In order to close out the TIF, the county requires that the Village Board passes an ordinance that dissolves the TIF.

Trustee Mistele asked if the controlled intersection within this area will still be completed. Administrator Halik advised that the Village is working with the developer of the former K-Mart site to achieve this goal. Administrator Halik advised that the remaining TIF funds have been earmarked to complete this work.

MOTION: Made by Trustee Mistele and seconded by Trustee Kelly to pass Ordinance No. 14-0-54 as presented.

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

MOTION DECLARED CARRIED

PRIOR BUSINESS

12. COMMITTEE REPORTS

Trustee Neal had no report.

Trustee Kelly wished to thank Village staff on the great job done on the RFP for the municipal advisor services.

Trustee Mistele had no report.

Trustee Berglund had no report.

Trustee Davi had no report.

Trustee Oggerino had no report.

13. ATTORNEY'S REPORT

Attorney Bastian had no report.

14. CLERK'S REPORT

Clerk Hansen had no report.

15. ADMINISTRATOR'S REPORT

Administrator Halik had no report.

16. MAYOR'S REPORT

Mayor Trilla stated that there was a successful trip to Albuquerque, New Mexico to accept the police department's Commission on Accreditation for Law Enforcement Agencies, Inc. award for the police department. Mayor Trilla congratulated Police Secretary Debbie Hahn and staff for achieving this goal.

17. EXECUTIVE SESSION

Mayor Trilla stated that there was no need for Executive Session during tonight's meeting.

18. ADJOURNMENT

MOTION: Made by Trustee Mistele and seconded by Trustee Berglund, to adjourn the Regular Meeting at the hour of 6:53 p.m.

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

MOTION DECLARED CARRIED

PRESENTED, READ and APPROVED.

December 15, 2014.

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Mayor

Minutes transcribed by Deputy Clerk Cindy Stuchl.