

MINUTES OF THE WORKSHOP OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, NOVEMBER 24, 2008, 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 8:16 p.m. by Acting Village President Robert Napoli.

2. ROLL CALL

Those present at roll call were Trustees Terrence Kelly, Michael Mistele, Paul Schoenbeck, Sandra O'Connor, Timothy McMahon and Acting President Napoli. ABSENT: Trustee Dennis Baker. Also present were Village Clerk Leroy Hansen, Village Attorney Thomas Good, Village Administrator Phil Modaff, Chief of Police Edward Konstanty, Director of Finance Sue Stanish, Director of Municipal Services Timothy Halik, Village Planner Sara Hage, Superintendent of Parks & Recreation Walter Righton and Administrative Intern Garrett Hummel.

A QUORUM WAS DECLARED

3. DISCUSSION - BOUNDARY LINE AGREEMENTS - CLARENDON HILLS AND DARIEN

Administrator Modaff informed the Board there were two Boundary Line Agreements that will be expiring at the end of 2009. The Staff decided to begin the review of the agreements earlier due to the fact that none of the Board members and Staff has been involved in a boundary line agreement before. This evening will be more educational and informational and the Staff will be soliciting feedback from the Board. There will be opportunity in the coming months for more specific discussions as we start to negotiate with the two communities. At this time, Administrator Modaff asked Village Planner Hage to continue the presentation.

Planner Hage provided an overview for the Board with regard to what a Boundary Line Agreement is, what these agreements address and what other factors influence the agreements.

Planner Hage advised that a Boundary Line Agreement is an agreement between Willowbrook and a neighboring community that addresses the future jurisdiction of unincorporated areas between the municipal boundaries. An agreement is commonly used to control issues such as annexations, subdivisions and utility extensions. The boundary line agreements allow the Village to plan better for its future.

Planner Hage informed the Board that the Village has agreements with four neighboring communities: Clarendon Hills, Darien, Burr Ridge and Westmont. The agreements with Clarendon Hills and Darien will expire at the end of 2009. The agreement with Burr Ridge expires in 2016 and the agreement with Westmont expires in 2018. State Statute limits the term of a boundary line agreement to no more than twenty years.

Planner Hage advised that factors that influence agreements are current municipal boundaries, utilities, the road conditions and the demand on services.

An Annexation Strategy Study had been conducted and the findings had been presented to the Village Board in July of 2007. The relevance of the study to Boundary Line Agreements is that the study provided a neutral policy guide to shape Village actions and decisions with regard to annexation issues. The study's evaluation criteria allowed the Village to establish annexation priorities based on anticipated opportunities, including additional areas outside of the Village's jurisdiction. Issues that need to be considered are revenue generation potential, future development, existing infrastructure maintenance, utility service and so forth.

Trustee Mistele noted that we are talking about boundary line agreements with surrounding communities but there was nothing with Hinsdale.

Planner Hage confirmed that there is no agreement with Hinsdale and she has no information on the history of a possible agreement with Hinsdale but commented that there was very attractive property in that area.

Attorney Good commented that he was not aware of any history of any boundary line agreements with Hinsdale. The boundary line agreements are voluntary. He agreed that Willowbrook should have one with Hinsdale and the existing agreements should be renewed. Some municipalities have a policy to refuse to enter into boundary line agreements.

Trustee Schoenbeck thought the only connection with Hinsdale was along Madison Street and he recalled there was something regarding a water main that was brought down along Madison south of 55th Street toward the Golfview Hills area. There was some litigation at that time and Golfview Hills was eligible to receive Hinsdale water, but because they had to annex to Hinsdale once they tapped into the water main. Trustee

Schoenbeck felt that is probably why Hinsdale is not interested in a boundary line agreement.

Attorney Good responded that it still would not hurt to ask Hinsdale.

Administrator Modaff advised that the Staff could do an analysis of the area to determine what's our common borders and identify any encumbrances that might already be in that unincorporated area.

Attorney Good advised that once boundary lines are set, most municipalities are reluctant to move those lines unless you have something great to offer if the line changed. If anyone has any other areas of concern they should express them but understanding that there is a very limited scope by Statute and may not be permissible.

Trustee Schoenbeck noted that there were a number of residents in the area of 58th and Sunrise, just east of Holmes Avenue south of 58th Street, who are interested in annexing to Willowbrook. A water main was installed when the Village annexed the Holmes School and he would be interested to see what Clarendon Hills' response is if Willowbrook did go into talking with Clarendon Hills of that section either we let the agreement expire or do we talk with Clarendon Hills to see if that would be a big problem losing the residents to Willowbrook.

Attorney Good did not see the Village getting into fights over a couple of single family homes. Single family homes are not a revenue generator for municipalities, just further drains on service. Unless there is a good reason to want to let the boundary line expire and have a "boundary war" over 5-6 family residences, it would not be worth it.

Trustee Schoenbeck inquired if there was a way we can get an idea from Clarendon Hills if that is even an issue.

Acting President Napoli suggested that the Staff take a look at that area to see what benefits there are, if any, to the Village of the area in question before we talk to any other community.

Administrator Modaff noted that the most significant influence in our analysis would be the condition of the infrastructure because other than the per capita it would mean MFT revenues, income tax revenues, there would be revenues in the General Fund generated by those properties. If the streets are pristine and have been recently upgraded, that would probably increase the

stock of that area more. The Staff will do a calculation on the impact on the annual street maintenance contract.

Trustee Schoenbeck requested that this matter be brought back to the Board to see what the pros and cons are.

Acting President Napoli wished everyone and their families a Happy Thanksgiving Holiday.

Also, Acting President Napoli talked with Administrator Modaff with regard to a Christmas tree at the Town Center and thought the developer could put something there.

Acting President Napoli at his discretion decided that when there is an additional workshop meeting, each Board Member will receive their regular stipend in addition to the stipend for the regular meeting.

Attorney Good advised that unless the special meeting is asked for by an applicant and paid for by an applicant, the Board could only be compensated for a special meeting once each month.

4. ADJOURNMENT

MOTION: Made by Trustee Schoenbeck, seconded by Trustee McMahon, to adjourn the workshop at the hour of 8:40 p.m.

ROLL CALL VOTE: AYES: Trustees Kelly, Mistele, Schoenbeck, O'Connor and McMahon; NAYS: None; ABSENT: Trustee Baker.

MOTION DECLARED CARRIED

PRESENTED, READ and APPROVED,

December 15, 2008

Robert A. Napoli
Village President

Minutes transcribed by Mary Partyka.