

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, JANUARY 25, 2021 AT 6:30 P.M. AT THE WILLOWBROOK POLICE DEPARTMENT TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS .

DUE TO THE COVID 19 PANDEMIC, THE VILLAGE WILL BE UTILIZING A ZOOM CONFERENCE CALL FOR THIS MEETING.

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Mayor Frank Trilla.

2. ROLL CALL

Those physically present at roll call were Mayor Frank A. Trilla, Trustees Umberto Davi, Gayle Neal, and Deputy Clerk Mardegan.

Present Via conference call, due to the COVID-19 Pandemic, were, Trustees Sue Berglund, Michael Mistele, Paul Oggerino, and Greg Ruffolo, Village Clerk Deborah Hahn, Village Attorney Michael Durkin, Village Administrator Brian Pabst, Assistant Village Administrator Michael Mertens, Director of Finance Carrie Dittman, Chief Robert Schaller, Deputy Chief Lauren Kasper, Building Official Roy Giuntoli and Planning Consultant Ann Choi.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Trustee Davi to lead everyone in saying the Pledge of Allegiance.

4. VISITORS' BUSINESS

None presented and no written comments were received.

5. OMNIBUS VOTE AGENDA

Mayor Trilla read over each item in the Omnibus Vote Agenda for the record.

- a. Waive Reading of Minutes (APPROVE)
- b. Minutes - Village Board Meeting - January 11, 2021 (APPROVE)
- c. Warrants - \$408,264.03 (APPROVE)

- d. ORDINANCE NO. 21-0-04 - An Ordinance Extending Temporary Executive Powers Pursuant to 65 ILCS 5/11-1-6 (PASS)
- e. RECEIVE - Receive Plan Commission Recommendation - Public Hearing Case 21-02: 6401 Meadow Lane Addition - Pete Baftiri on behalf of Jain Bhagwan, 6401 Meadow Lane, Willowbrook IL 60527. Consideration of a petition for approval of a variation from Section 9-5B-3(D)4 to reduce the rear yard setback from thirty feet (30') to twenty-four point forty-six feet (24.46') and approval of a variation from Section 9-5B-3(G) to increase the maximum FAR from 0.30 to 0.39 to allow for the construction of a 1,081 square foot addition to house an indoor swimming pool, and other such relief from Title 9 of the Village Code, as necessary. (RECEIVE)
- f. ORDINANCE NO. 21-0-05 - An Ordinance Abating the Taxes Heretofore Levied for the Year 2020 to Pay the Principal and Interest on the \$4,930,000 General Obligation Bonds (Alternate Revenue Source) Series 2015 of the Village of Willowbrook, DuPage County, Illinois (PASS)

Trustee Berglund asked if 5e will be discussed at the next meeting? Mayor Trilla stated this will be discussed at the next meeting.

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

MOTION: Made by Trustee Davi and seconded by Trustee Mistele to approve the Omnibus Vote Agenda.

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

MOTION DECLARED CARRIED

NEW BUSINESS

6. ORDINANCE NO. 21-O-06 – An Ordinance Rezoning Certain Territory, Granting Certain Variations from the Subdivision Regulations and Granting Approval of a Final Plat of Subdivision – 6544 Tennessee Avenue – Pye's Resubdivision (PASS)

Consultant Choi stated, the petitioners and property owners, David and Lisa Pye, is requesting to rezone the property at 6544 Tennessee Avenue from the R-1 Single Family Residence Zoning District to the R-2 Single Family Residence Zoning District. The 1.36-acre subject property is currently improved with a single family home and detached garage. The parcel measures approximately 181' by 326' with a total approximate area of 59,260 square feet. The petitioner proposes to subdivide the property into two buildable lots that comply with the minimum lot requirements of the R-2 Zoning District. The two new lots will comply in all respects with the R-2 zoning district bulk standards without variations. A right-of-way dedication on Tennessee Avenue is required for the new Carrington Club cul-de-sac and is reflected in the Final Plat of Subdivision. The Final Plat also includes a Wetlands & Conservation Easement. The proposed subdivision qualifies as a minor subdivision and can proceed directly to final plat approval, without a public hearing, but with Plan Commission review and recommendation prior to Village Board consideration. The rezoning requires a public hearing. The request complies with the guidelines set forth in the Village's Comprehensive Plan and other land development regulations. The requested zoning and lot configurations should have no negative impacts on surrounding land uses. Consistent with the development patterns for new development to the north, no subdivision improvements such as curb, gutter, sidewalks, or streetlights will be required with development on these lots as these would be largely inconsistent with the other properties in the area. The Comprehensive Plan designates Tennessee Avenue as a rural cross section with no need for these improvements. The rezoning and subdivision requests were discussed at the December 16, 2020 special meeting of the Plan Commission. The Plan Commission voted 7-0 in favor of the proposed petition, to forward a positive recommendation to the Village Board. That concludes my report.

Trustee Davi asked if the Plan Commission approved this ordinance.

Mayor Trilla responded yes; they did 7-0 in favor of the proposed petition.

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MOTION: Made by Trustee Ruffolo and seconded by Trustee Mistele to pass Ordinance No. 21-0-06 as presented.

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

MOTION DECLARED CARRIED

7. PRIOR BUSINESS

TRUSTEE REPORTS

Trustee Neal has no report.

Trustee Ruffolo had no report.

Trustee Mistele had no report but missed being at the meeting in person.

Trustee Berglund had no report.

Trustee Davi had no report.

Trustee Oggerino had no report.

8. ATTORNEY'S REPORT

Attorney Durkin had no report.

9. CLERK'S REPORT

Clerk Hahn reminded the Board and staff to fill out their Financial Disclosure forms and the Economic Interest Statement for DuPage County.

10. ADMINISTRATOR'S REPORT

Administrator Pabst had no report.

11. MAYOR'S REPORT

Mayor Trilla related the DuPage County will enter Tier One (1) tomorrow. This is good news for all our restaurants.

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12. CLOSED SESSION

Mayor Trilla advised there was no need for closed session at tonight's meeting.

13. ADJOURNMENT

MOTION: Made by Trustee Mistele and seconded by Trustee Davi to adjourn the Regular Meeting at the hour of 6:45 p.m.

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

MOTION DECLARED CARRIED

PRESENTED, READ, and APPROVED.

2021.

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Frank A. Trilla, Mayor

Minutes transcribed by Deputy Clerk Christine Mardegan.