

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, JULY 26, 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, Village Clerk Deborah Hahn, Village Trustees Sue Berglund, Umberto Davi, Michael Mistele, Gayle Neal, Greg Ruffolo, Village Administrator Brian Pabst, Assistant Village Administrator Sean Halloran, Director of Finance Carrie Dittman, Chief Robert Schaller, Deputy Chief Lauren Kaspar and Deputy Clerk Christine Mardegan.

Present via conference call, due to the COVID-19 pandemic, were Trustee Paul Oggerino, Village Attorney Thomas Bastian, Building Official Roy Giuntoli, and Municipal Services Foreman AJ Passero.

\*\*\* Parks and Recreation Manager John Fenske joined via zoom at 6:33 p.m.

Absent: None.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Ron Kanaverskis to lead everyone in saying the Pledge of Allegiance.

4. VISITORS' BUSINESS

None presented, and no written comments were received.

5. PRESENTATION - Pillar of the Village Award.

Mayor Trilla presented Ron Kanaverskis with the Pillar of the Village Award, recognizing his 20 years of service on the Parks and Recreation Committee.

The Mayor thanked Kanaverskis for twenty years of service and dedication.

Kanaverskis commented that it was a pleasure serving the Village.

OMNIBUS VOTE AGENDA

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

6. OMNIBUS VOTE AGENDA:
- a. Waive Reading of Minutes (APPROVE)
  - b. Minutes - Regular Board Meeting - July 12, 2021 (APPROVE)
  - c. Minutes - Special Board Meeting - July 12, 2021
  - d. Minutes - Special Board Meeting - July 13, 2021
  - e. Warrants - \$514,145.27 (APPROVE)
  - f. ORDINANCE NO. 21-O-35 - An Ordinance Extending Temporary Executive Powers Pursuant to 65 ILCS 5/11-1-6. (PASS)
  - g. ORDINANCE NO. 21-O-36 AN ORDINANCE WAIVING COMPETITIVE BIDDING, APPROVING AND AUTHORIZING THE PURCHASE OF ONE (1) 2020 DODGE DURANGO POLICE PATROL PACKAGE VEHICLE, INCLUDING UPFITTING, FROM THE JOHN JONES AUTOMOTIVE GROUP AT A COST NOT TO EXCEED \$41,562.85 (PASS)
  - h. RESOLUTION NO. 21-R-52 A RESOLUTION ACCEPTING AND APPROVING A PROPOSAL FROM AT&T/FIRSTNET TO PROVIDE CELLULAR TELEPHONE SERVICE TO THE VILLAGE OF WILLOWBROOK (ADOPT)
  - i. RESOLUTION NO. 21-R-53 A RESOLUTION APPROVING AND AUTHORIZING THE PURCHASE OF TWO (2) RECON POLICE ALL-TERRAIN COMMANDO POWER BICYCLES (ADOPT)

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

Trustee Berglund requested 6i removed from the Omnibus Vote Agenda for further discussion.

Clerk Hahn asked to amend the minutes from the Regular Meeting on July 12<sup>th</sup>. They should read Paul Oggerino and Greg Ruffolo. The Special Meeting on July 13<sup>th</sup> minutes should add the Clerk's name

to the roll call as absent. The July 12<sup>th</sup> Special Meetings minutes add the Clerk's name to the agenda.

MOTION: Made by Trustee Davi and seconded by Trustee Ruffolo to adopt the consent agenda excluding item 6i and the minutes as amended for the Omnibus Vote Agenda and with corrections to the July 12 Regular Meeting, July 12<sup>th</sup> Special Meeting and July 13 Special Meeting minutes to correct the scrivener's errors.

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

MOTION DECLARED CARRIED

Mayor Trilla read Resolution 21-R-53:

RESOLUTION NO. 21-R-53 A RESOLUTION APPROVING AND  
AUTHORIZING THE PURCHASE OF TWO (2) RECON POLICE ALL-  
TERRAIN COMMANDO POWER BICYCLES (ADOPT)

Motion: Made by Trustee Davi and seconded Trustee Mistele to discuss Resolution 21-R-53.

Trustee Berglund asked why we are entertaining the purchase of these bicycles?

Chief Schaller explained that they would be for our bike unit, and new bicycles will replace the ones we have that are ten (10) years old. This would be returning budgeted items that we have in the budget for 2021/2022.

Trustee Berglund stated that she had not seen an officer in the Village on a bicycle in at least five (5) years.

Chief Schaller answered that the department has been understaffed for years.

Trustee Davi shared a discussion in the Public Safety Meeting and asked the Chief to explain what was said.

Chief Schaller reported at the Public Safety Meeting that there was a consensus to purchase the bicycles.

Trustee Davi mentioned that officers get recognized on the bikes, and the citizens appreciate the interaction.

Chief Schaller agreed with Trustee Davi.

Trustee Berglund asked other than Parks where will these bikes be used?

Chief Schaller stated that they would be used in residential areas, apartments on the north end of town, anywhere where Patrol vehicles can not fit, and walkways of gated communities.

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

MOTION DECLARED CARRIED

NEW BUSINESS

7. DISCUSSION - A MOTION TO APPROVE CITIZEN'S LIFESAVING AWARD FOR ROBERT HOLLIGER (RECEIVE)

Chief Schaller presented and thanked Robert Holliger with a Citizens' Lifesaving award. Willowbrook Police Department General Order allows for citizens to be honored for the following:

Citizen's Lifesaving Award- Awarded by the Chief of Police to any community member for actions that resulted in the preservation of another life.

On May 24th, 2021, Willowbrook officers were dispatched to an ambulance assist for a full arrest at Tameling Industries. Upon arrival, Officer Johnson relieved the individual, Robert Holliger, performing Cardiopulmonary Resuscitation (CPR) on the unresponsive victim. Officer Handzik deployed an Automated External Defibrillator (AED) and delivered a shock to the victim. After checking for responsiveness, a faint pulse was detected.

Officer Handzik nominated Mr. Holliger to receive the Willowbrook Police Department Citizen's Lifesaving Award. His quick actions during this medical emergency directly resulted in the preservation of the victim's life. The Willowbrook Police Department wishes to recognize and commend Mr. Holliger's life-saving actions.

8. DISCUSSION - DISCUSS MAP ALTERNATIVES FOR THE PROPOSED TAX INCREMENT FINANCE DISTRICT (RECEIVE)

Administrator Pabst shared at January 27, 2020, and the February 24, 2020, Municipal Service Committees. Staff highlighted the findings of the Executive Plaza Drainage Master Plan and reviewed the most feasible design option to elevate the roadway construct underground stormwater storage. This concept would provide a 100-year level of protection while making the roadway passable to car

traffic. The projected project cost is estimated at +/- \$2 million plus the required engineering design cost.

Administrator Pabst explained three different options using large colored maps outlining exhibit maps.

**Exhibit 1** - The existing map that was approved by the Board of Trustees at the May 26, 2020, meeting.

**Exhibit 4** - Adds twelve (12) residential properties off 73<sup>rd</sup> Court for possible redevelopment opportunities along with the shopping center located at 72<sup>nd</sup> Court and Kingery Highway. Additional properties include redevelopment opportunities at 7301 Kingery Highway and 7345 Kingery Highway.

**Exhibit 5** - Includes all the properties from Exhibit 2 and adds the following properties for possible commercial redevelopment at 7409 Kingery Highway, 7410 Quincy Street, 7505 Kingery Highway, 825 75<sup>th</sup> street, 7535 Kingery Highway, and 7550 Quincy Street. These properties present possible redevelopment opportunities along the Quincy corridor as well as environmental redevelopment areas on Midway and Quincy, and hospitality or business redevelopment throughout the TIF.

Administrator Pabst asked if the Board had any question for Dan Lynch the Engineer from Christopher Burke Engineering.

Trustee Davi asked, "How does this work?"

Consultant Lynch stated the streets from Executive Drive experience moderate to heavy flooding. The assignment was to look at alternatives to alleviate the flooding on the streets. One alternative was to lower the flood elevation, but this required a great amount of storage so, it was not possible.

The next alternative was to look at a concept to move the water down the stream by building additional storm sewer, but we would need to build storage south of I-55, so it would not increase flooding downstream. This would be a problem because it would require access to property outside of Willowbrook.

Another option would be raising the streets and adding the storage to compensate for that level of flood water would be placed underground, likely within the right-of-way of those streets. The reason we compensate, if we just fill it, it overflows and risk damaging adjoining properties. So, we compensate by creating a comparable volume underground.

Question: So, they dig a tunnel?

Consultant Lynch continues: We've looked at two alternatives in our preliminary analysis.

One would be to use oversized pipes underground. The other would be to use a large, 3-inch rock, and store water in the space between the rocks to get that volume of storage. And one benefit going that route, we'd have to raise the area anyway so that could be efficient to do so.

Mayor Trilla: Dan (Consultant Lynch) described the problem. The TIF is the method we'd use to pay for it.

Administrator Pabst explained that the second half of the study would be to look at creating the TIF district. The TIF district has been reviewed and we're now considering expanding the TIF. The pros for expanding would be to capture more EAV in the TIF district therefore capture more revenue to address projects as we mentioned; the Executive Drive is about a \$2.5 million project. The Corridor project on the south end of town, already adopted, could also be funded.

To finance this, the SSA would have been far too high, whereas the TIF does not make taxes higher on property owners. It diverts revenue from a frozen base in the future; 22 years into it to a bank account that we can only use for certain things that are TIF compliant. Bill McKenna, from Kane McKenna Associates is here for technical questions.

So that's the second one, Exhibit #4. We have 3 residential properties here already in the current, approved plan. The second incorporates the Stat's strip center and single family behind it, all the way down to just north of 75<sup>th</sup> Street not incorporating the FedEx shopping center.

The third option, Exhibit #5, expanding further, included the properties identified in Exhibit #4, and down to Panda Express site to include the Red Roof Inn south of that and the small 1-story commercial building and a couple of brick buildings facing Quincy.

So, the boundaries could either stay with the original plan including the dealership and stop at 73<sup>rd</sup> Court just north of the FedEx shopping center or include those plus the Red Roof Inn and the Shell station and expand further.

The pros would be more money coming into the Village. The con would be that one, during the analysis whether the properties will qualify for a TIF, which we think they will. If they do qualify, our suggestion at staff level is to incorporate these. At this time, no TIF money has been promised to anyone. The only thing we've discussed at staff level is to address the Executive Drive project.

Mayor Trilla asked if this addresses the problem on Madison Street.

Administrator Pabst responded: No because Madison is a county road. In addressing the problem at the intersection of Executive Drive and Madison we do cross Madison; we could put money toward that from the TIF district. But up and down Madison, no, we couldn't use TIF funds.

Mayor Trilla asked if on the 3<sup>rd</sup> option (#5), could we not go all the way down?

Administrator Pabst clarified that the properties within the district must comply with the TIF policy.

Trustee Mistele asked if the newer developments already have storm water compensation.

Administrator Pabst confirmed that the property owners had to comply with the storm water ordinance.

Mayor Trilla advised that we have not gone to the county on this although they have been very amiable to work with.

Administrator Pabst confirmed that there are two areas the county has control over. The county control of Madison Street should have no impact on the Executive Drive project. The county will do a study and get back to the Village if that's true or not.

Trustee Mistele asked if we have an estimate of the revenue generated from the TIF districts.

Administrator Pabst advised not yet. The borders would need to be defined and then an analysis performed. He then asked the Board which option they preferred - staying with the original outline or moving to a "bigger footprint" to incorporate more territory.

Mayor Trilla wanted to know why there was a "gap" on the map, skipping over some areas.

Administrator Pabst explained that one of the determining factors of a TIF district is valuation, so that newer facilities had to weigh against that factor. The area is also being evaluated to qualify for a conservation district. This says theoretically you want to keep the area the same type of district as it is. It also means there are less factors needed for qualification.

The consensus of the Board was that five Trustees liked the maximizing Exhibit #5 (third choice) and one preferred the expanded Exhibit #4 (second choice).

PRIOR BUSINESS

9. TRUSTEE REPORTS

Trustee Neal had no report.

Trustee Ruffolo had no report.

Trustee Mistele had no report.

Trustee Berglund had no report.

Trustee Davi had no report.

Trustee Oggerino had no report.

10. ATTORNEY'S REPORT

Attorney Bastian had no report.

11. CLERK'S REPORT

Clerk Hahn had no report.

12. ADMINISTRATOR'S REPORT

Administrator Pabst had no report but asked the board to review the handout on the Village's 2021-2022 Strategic Initiatives.

Trustee Mistele asked if we have any information on the malware attack.

Administrator Pabst reported they do not know who or how the attack was conducted, but that there is no information verifying that they took any personal data, which is good. Once the report is received from the consultant, that information would be passed on the Chief to let the Union know.

13. MAYOR'S REPORT

Mayor Trilla shared that we continue to get feedback from the attorney regarding recovery of some of the expenses from the legal fees associated with Sterigenics, continuing to the next step to



locate an attorney on a contingent basis. This led us to seek additional legal advice. Burr Ridge, Hinsdale, Darien and Clarendon Hills are in full support of Village.

14. ADJOURNMENT

MOTION: Made by Trustee Mistele and seconded by Trustee Berglund to adjourn the Regular Meeting at the hour of 7:10 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.