

A G E N D A

REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, SEPTEMBER 27, 2021, AT 6:30 P.M./OR FOLLOWING THE COMMITTEE OF THE WHOLE MEETING AT THE WILLOWBROOK POLICE DEPARTMENT TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, IL, DUPAGE COUNTY, ILLINOIS

**DUE TO THE COVID 19 PANDEMIC, THE VILLAGE WILL BE UTILIZING A ZOOM WEBINAR. MEMBERS OF THE PUBLIC CAN ATTEND THE MEETING VIA ZOOM WEBINAR BY VIDEO OR AUDIO. IF A MEMBER IS USING ZOOM, PLEASE EITHER USE YOUR PHONE OR COMPUTER, NOT BOTH.**

**THE PUBLIC CAN UTILIZE THE FOLLOWING CALL-IN NUMBER:**

**Dial-in Phone Number: 312-626-6799**

**Meeting ID: 832-7778-7863**

**Written Public Comments Can Be Submitted By 6:15 P.M. on September 27, 2021, to [shalloran@willowbrook.il.us](mailto:shalloran@willowbrook.il.us)**

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. VISITORS' BUSINESS - Public Comment is Limited to Three Minutes Per Person
5. OMNIBUS VOTE AGENDA:
  - a. Waive Reading of Minutes (APPROVE)
  - b. [Minutes - Regular Board Meeting - September 13, 2021](#) (APPROVE)
  - c. [Warrants - \\$ 363,954.86](#)
  - d. [Motion: To Approve Meritorious Service Award For Officer Jose Lopez And Sergeant Timothy Kobler.](#) (PASS)

NEW BUSINESS

6. ORDINANCES RELATED TO THE POTENTIAL WILLOWBROOK REDEVELOPMENT CORRIDOR TAX INCREMENT FINANCING DISTRICT
  - a. ORDINANCE NO. - An Ordinance Authorizing The Establishment Of Interested Parties Registries And Adopting Rules For Such Registries For Redevelopment Project Areas In The Village Of Willowbrook (PASS)
  - b. ORDINANCE NO. - An Ordinance Proposing A Redevelopment Plan And Project For, And The Designation Of, The Willowbrook Redevelopment Corridor Redevelopment Project Area And The Adoption Of Tax Increment Allocation Financing Therefor, Convening A Joint Review Board And Calling A Public Hearing In Connection Therewith, And Repealing Village Of Willowbrook Ordinance No. 21-0-43 (PASS)
7. Motion: To Direct Storino Ramello And Durkin To Proceed With The Filing Of An Administrative Complaint With The USEPA To Seek Recovery Of Certain Village Costs/Expenses Under The Federal Tort Claim Act.  
(PASS)
8. ORDINANCE NO. - An Ordinance Amending Chapter 9 Entitled "Hotels; Rooming Houses" Of Title 3 Entitled "Business Regulations" Of The Village Code Of Ordinances Of The Village Of Willowbrook, DuPage County, Illinois (PASS)

PRIOR BUSINESS

9. TRUSTEE REPORTS

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Village Board Agenda  
September 27, 2021

10. ATTORNEY'S REPORT
11. CLERK'S REPORT
12. ADMINISTRATOR'S REPORT
13. MAYOR'S REPORT
14. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, SEPTEMBER 13, 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, Michael Mistele, Gayle Neal, Paul Oggerino, Greg Ruffolo, Attorney Thomas Bastian, Village Administrator Brian Pabst, Chief Robert Schaller and Deputy Clerk Christine Mardegan.

Present via conference call, due to the COVID-19 pandemic, were, Trustee Umberto Davi, Director of Finance Carrie Dittman, Deputy Chief Lauren Kaspar and Director of Municipal Services AJ Passero.

Absent: Assistant Village Administrator Sean Halloran.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Director of Municipal Services AJ Passero to lead everyone in saying the Pledge of Allegiance.

4. VISITORS' BUSINESS

None presented and no written comments were received.

OMNIBUS VOTE AGENDA

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

5. OMNIBUS VOTE AGENDA:

- a. Waive Reading of Minutes (APPROVE)
- b. Minutes - Regular Board Meeting - August 23, 2021 (APPROVE)

- c. Warrants - \$342,425.25 (APPROVE)
- d. August Monthly Financial Report (RECEIVE)
- e. RESOLUTIONS REGARDING THE SAFE ROUTE TO SCHOOL GRANT
  - i. RESOLUTION NO. 21-R-58- A Resolution Of The Village Of Willowbrook Supporting And Authorizing The Submission Of A Safe Routes To School Grant Application For New Sidewalk Installation To Gower West School (ADOPT)
  - ii. RESOLUTION NO. 21-R-59 - A Resolution Approving And Authorizing The Execution Of An Intergovernmental Agreement Between The Village Of Willowbrook Gower Schools District 62 For Cost Sharing For The Construction And Installation Of A Sidewalk On Cherry Tree Lane Leading To Gower West Elementary School (ADOPT)
- f. ORDINANCE NO. 21-O-41- An Ordinance Amending Chapter 13 Entitled "Solicitors" Of Title 3 Entitled "Business Regulations" Of The Village Code Of Ordinances Of The Village Of Willowbrook (PASS)
- g. ORDINANCE NO. 21-O-42 - An Ordinance Of The Village Of Willowbrook, Du Page County, Illinois, Authorizing The Mayor And Village Clerk To Execute An Amendment To The Development Agreement Regarding The Route 83 And Plainfield Road Tax Increment Redevelopment Project Area (PASS)

Mayor Trilla asked the Board if there were any items to be removed from 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, Mistele, Neal, Oggerino and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

NEW BUSINESS

6. MOTION: TO DIRECT STORINO RAMELLO AND DURKIN TO PROCEED WITH THE FILING OF AN ADMINISTRATIVE COMPLAINT WITH THE USEPA TO SEEK RECOVERY OF CERTAIN VILLAGE COSTS/EXPENSES UNDER THE FEDERAL TORT CLAIM ACT. (PASS)

MOTION: Made by Trustee Neal and seconded by Trustee Ruffolo to postpone this Motion until the September 27<sup>th</sup> Village Board Meeting.

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

MOTION DECLARED CARRIED

7. RESOLUTION NO. 21-R-60- A Resolution Approving And Authorizing The Mayor To Execute, On Behalf Of The Village, A Request For Service Change For The Provision Of Telecommunication Services To The Village Of Willowbrook Police Department By Access One, Inc. (ADOPT)

Chief Schaller presented; the network connectivity is a critical infrastructure element to the Willowbrook Police Department. Critical software and other technology are essential tools for the police department. Reliable and robust information exchange is necessary for current police applications to run properly. Currently, the Village shares 50 Mbps (megabytes per second) broadband service with the police department. Research has shown that 50 Mbps—in an office setting is suitable for 2-4 people and 5-7 devices.

This service pack shared between the Village, and the Police Department is severely underpowered. Additionally, Willowbrook recently invested in Axon body cameras, which require high-speed, high-quality communication infrastructure to function properly. Willowbrook's Information Technology consultant, Haylock, advised that the best practice is to have the police department on its own internet connection and firewall. Access One, our internet provider, was contacted to provide a quote for a separate internet connection to the police department with sufficient bandwidth for future expansion. A dedicated fiber line was quoted to provide sufficient bandwidth for current and

future use within the police department. The monthly recurring costs will be \$1,909.00 and will provide 500 mbps for the police department. At the August 23<sup>rd</sup> Public Safety meeting, the committee unanimously approved the Access One service change to bring a dedicated fiber internet connection into the police department.

Trustee Mistele asked if this will interface with Du-Comm (DuPage Public Safety Communications - 911 Dispatch services).

Chief Schaller said it does not interface with Du-Comm. This is our internet provider. Currently, the Police Department and the Village are sharing the internet. This will provide the Police Department with more speed and accuracy.

MOTION: Made by Trustee Ruffolo and seconded by Trustee Neal to adopt Resolution No. 21-R-60 as presented.

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

MOTION DECLARED CARRIED

8. RESOLUTION NO. 21-R-61 - A Resolution Of The Village Of Willowbrook Accepting, Approving And Authorizing The Village Mayor To Execute An Agreement With Orbis Solutions, Inc. To Provide Professional Information Technology ("It") Managed Services To The Village Of Willowbrook (ADOPT)

Director Dittman shared for over 15 years, the Village has utilized the services of PCS International to provide outsourced managed Information Technology (IT) services instead of hiring a Village employee to provide those services. Over time, the staff assigned to the Village account has turned over and considering recent cyber-attacks on the Village, the Village has been working to obtain a new firm that can 1) perform the required services at a cost-effective rate, and 2) implement the suggestions noted by Halock Security Labs to mitigate the risks of a future attack. On May 10, 2021, the Village Board approved a contract with Sikich LLP to assist the Village with drafting a Request for Proposal (RFP) to solicit a qualified technology firm. The RFP was sent out on July 12th an interested parties conference call was held on July 19th and ten responses were received by the July 30th deadline. Village staff and Sikich

reviewed the responses and narrowed it to five finalist firms, with which interviews were conducted on August 24<sup>th</sup>. Village staff and Sikich agreed that Orbis Solutions (Aurora, IL) was the preferred choice. Included in the packet is the master customer agreement and contractor certification. Orbis has 18 years of experience, and their municipal clients include the Village of Burr Ridge, Village of Hinsdale, Village of Prairie Grove and City of Geneva; in addition, their staff is background checked and fingerprinted and pre-qualified for confidential police/municipal work. The managed IT service support is charged on a per-user basis; at 42 current users the fee would be \$3,150/mo. (\$37,800 annually). Support would be delivered through a combination of on-site visits and remote help desk and includes Virtual CIO services and strategic planning. Project work is billed separately at \$120/hour. In addition to managed IT services, Orbis offers a variety of cyber security services at an additional cost.

Trustee Mistele asked within the master agreement, where are the fees located?

Director Dittman responded that information is on page 7 item 3.3.

MOTION: Made by Trustee Ruffolo and seconded by Trustee Mistele to adopt Resolution No. 21-R-61 as presented.

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

MOTION DECLARED CARRIED

9. ORDINANCE NO. 21-O-43 - An Ordinance Proposing A Redevelopment Plan And Project For, And The Designation Of, The Willowbrook Redevelopment Corridor Tax Increment Financing District And The Adoption Of Tax Increment Allocation Financing Therefor, Convening A Joint Review Board And Calling A Public Hearing In Connection Therewith (PASS)

Administrator Pabst shared, during the July 26, 2021 Board of Trustees meeting, the Village Administrator described the potential Tax Increment Financing District (TIF) in the southern portion of the Village. After discussing with the Board and Phil McKenna from Kane, McKenna and Associates, staff was directed to

pursue TIF Map Alternative #5. This incorporated map parcels on Route 83 and additional commercial property.

Before a TIF district can be established, the Village must convene a meeting of a Joint Review Board (JRB) to consider the technical aspects of the redevelopment plan, eligible expenses, and the TIF District's overall structure. The attached ordinance establishes an initial meeting date for the JRB of October 5, 2021. It allows the Village to designate a Village representative for the JRB.

Another requirement is that the Village Board must conduct a public hearing on the proposed TIF district. The public hearing will be held on November 8, 2021. Mailed notices will be sent to all property owners within 750 feet of the proposed TIF District boundaries announcing the date of the public hearing and allowing the public to review and comment upon the proposed TIF District and Redevelopment Plan.

The attached ordinance: (1) establishes the composition of the JRB, (2) sets an initial meeting date for the JRB as October 5, 2021, and (3) sets the date of the Board's public hearing as November 8, 2021. Nothing in the ordinance obligates the Village to approve the TIF District. Please note that that none of the actions described above authorizes the creation of the TIF District. The Village Board will make the final decision after the Public Hearing in November.

Since the July 26, 2021 Board Meeting, staff has worked with Kane, McKenna & Associates to finalize a timeline for implementing the TIF while also addressing potential economic redevelopment.

MOTION: Made by Trustee Mistele seconded by Trustee Oggerino to pass Ordinance No. 21-0-43 as presented.

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

MOTION DECLARED CARRIED

#### 10. Discussion of PPO Health Insurance (RECEIVE)

Director Dittman presented, Willowbrook is a member of the Intergovernmental Personnel Benefit Cooperative (IPBC), which provides health and dental insurance to a pool of municipal members; the Village is then part of a smaller sub-pool

consisting of 5 neighboring communities (Burr Ridge, Clarendon Hills, Darien, Willowbrook & Woodridge). Our sub-pool has been an HMO only group since we joined IPBC, and our sub-pool bylaws dictate our cost sharing arrangement, thus a PPO option would not have been feasible in the past. In 2021, IPBC made changes to the overall IPBC member structure, and a PPO would now be an option.

At the July 12, 2021, Special Board meeting, staff presented cost scenarios to the Board of three PPO deductible options, as provided by IPBC: a \$500 deductible, \$1,000 deductible, and \$1,500 deductible (single). The Board directed staff to obtain the following additional information to be brought back to the Board:

1. survey employees as to interest in a PPO
2. survey other communities about their plans and contribution rates
3. determine the cost to the Village if ALL employees selected a PPO

Director Dittman shared a slide show presentation with the following topics:

- history of the Current HMO Plan
- employee/retiree stats
- current HMO insurance costs
- PPO Interest Survey results
- possible costs to the Village
- current Contribution rates
- comparable Community - Employer Contribution rates

Discussion was had on the benefit and cost for the option of offering HMO verses PPO insurance to all employees. Most are in agreement to give the employees the choice of which insurance they would prefer.

Mayor Trilla stated that there is a high level of interest and would like you to continue to research this option.

#### PRIOR BUSINESS

##### 11. TRUSTEE REPORTS

Trustee Neal had no report.

Trustee Ruffolo had no report.

Trustee Mistele had no report.

Trustee Berglund thanked Mayor Trilla, Chief Schaller and Director of Municipal Services AJ Passero for all their help. There were 200 people that attended, and the TWA crash anniversary memorial event was a success.

Trustee Davi had no report.

Trustee Oggerino had no report but thanked trustee Berglund for sharing the TWA crash anniversary memorial broadcast from WGN Channel 9.

12. ATTORNEY'S REPORT

Attorney Bastian had no report.

13. CLERK'S REPORT

Clerk Hahn had no report.

14. ADMINISTRATOR'S REPORT

Administrator Pabst had no report.

15. MAYOR'S REPORT

a. Childhood Cancer Awareness Month - Proclamation

Mayor Trilla dedicated the month of September to Childhood Cancer Awareness Month and read the proclamation. Mayor Trilla encouraged all Americans to observe Childhood Cancer Awareness Month and support this cause so deeply impacts families in every community across our county.

16. ADJOURNMENT

MOTION: Made by Trustee Ruffolo and seconded by Trustee Mistele to adjourn the Regular Meeting at the hour of 7:47 p.m.

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

MOTION DECLARED CARRIED

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Village Board Minutes  
September 13, 2021

PRESENTED, READ, and APPROVED.

\_\_\_\_\_, 2021.

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Frank A. Trilla, Mayor

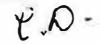
Minutes transcribed by Deputy Clerk Christine Mardegan.

W A R R A N T S

September 27, 2021

GENERAL CORPORATE FUND	-----	\$179,682.30
WATER FUND	-----	\$184,272.56
TOTAL WARRANTS	-----	\$363,954.86

Carrie Dittman, Director of Finance



APPROVED:

Frank A. Trilla, Mayor

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
09/15/2021	APCH	97619*	AT & T MOBILITY II LLC	PHONE - TELEPHONES TELEPHONES	630-201 710-201	30 35	1,120.92 218.68
				CHECK APCHK 97619 TOTAL FOR FUND 01:			1,339.60
09/15/2021	APCH	97620#	AT & T MOBILITY II LLC	PHONE - TELEPHONES PHONE - TELEPHONES TELEPHONES	410-201 455-201 810-201	05 10 40	11.41 11.41 210.40
				CHECK APCHK 97620 TOTAL FOR FUND 01:			233.22
09/28/2021	APCH	97621	ABIDING GROUP, INC.	MAINTENANCE - SALT BINS	725-414	35	296.50
09/28/2021	APCH	97622	ACCOUNTTEMPS	CONSULTING FEES - CLERICAL CONSULTING FEES - CLERICAL CONSULTING FEES - CLERICAL CONSULTING FEES - CLERICAL	471-253 471-253 471-253 471-253	10 10 10 10	720.00 830.10 697.50 840.00
				CHECK APCHK 97622 TOTAL FOR FUND 01:			3,087.60
09/28/2021	APCH	97624	AJD PRODUCTIONS, INC.	EMPLOYEE RECOGNITION	630-309	30	45.00
09/28/2021	APCH	97625	AMERICAN TRAFFIC SOLUTIONS	RED LIGHT - CAMERA FEES RED LIGHT - MISC FEE	630-247 630-249	30 30	22,475.00 2,235.00
				CHECK APCHK 97625 TOTAL FOR FUND 01:			24,710.00
09/28/2021	APCH	97626	APPRIZE PROMOTIONAL PRODUCTS	PRINTING & PUBLISHING	710-302	35	449.05
09/28/2021	APCH	97628	BLACK GOLD SEPTIC	MAINTENANCE - PW BUILDING	725-418	35	425.00
09/28/2021	APCH	97629	BUTTREY RENTAL SERVICE, INC.	EQUIPMENT RENTAL	750-290	35	148.50
09/28/2021	APCH	97630	CALL THE UNDERGROUND OASIS IRRIG	STREET & ROW MAINTENANCE	750-328	35	250.46
09/28/2021	APCH	97631	CAR REFLECTIONS	MAINTENANCE - VEHICLES	630-409	30	890.00
09/28/2021	APCH	97632	CARROLL CONSTRUCTION SUPPLY	STREET & ROW MAINTENANCE	750-328	35	126.49
09/28/2021	APCH	97633	CHRISTOPHER B. BURKE	FEES - ENGINEERING FEES - ENGINEERING	720-245 720-245	35 35	17,056.00 2,080.00
				CHECK APCHK 97633 TOTAL FOR FUND 01:			19,136.00
09/28/2021	APCH	97634	CINTAS CORPORATION NO 2	MAINTENANCE - GARAGE MAINTENANCE - GARAGE MAINTENANCE - GARAGE	725-413 725-413 725-413	35 35 35	81.18 33.14 103.34

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DB: Willowbrook

CHECK DISBURSEMENT REPORT FOR VILLAGE OF WILLOWBROOK  
CHECK DATE FROM 09/15/2021 - 09/28/2021

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
<b>Fund: 01 GENERAL FUND</b>							
				CHECK APCHK 97634 TOTAL FOR FUND 01:			217.66
09/28/2021	APCH	97636	CLARKE ENVIRONMENTAL	MOSQUITO ABATEMENT	760-259	35	3,700.00
09/28/2021	APCH	97637*#	COMED	RED LIGHT - COM ED RED LIGHT - COM ED RED LIGHT - COM ED ENERGY - STREET LIGHTS ENERGY - STREET LIGHTS ENERGY - STREET LIGHTS	630-248 630-248 630-248 745-207 745-207 745-207	30 30 30 35 35 35	39.02 39.12 31.83 397.06 38.99 489.64
				CHECK APCHK 97637 TOTAL FOR FUND 01:			1,035.66
09/28/2021	APCH	97638	COMMERCIAL TIRE SERVICE, INC	MAINTENANCE - VEHICLES	735-409	35	316.40
09/28/2021	APCH	97640	EVT TECH	MAINTENANCE - VEHICLES	630-409	30	5,441.60
09/28/2021	APCH	97641	EWS WELDING SUPPLY, INC	MAINTENANCE - BUILDING	466-228	10	64.38
09/28/2021	APCH	97642*#	FALCO'S LANDSCAPING INC	CONTRACTED MAINTENANCE & LANDSCAPING STREET & ROW MAINTENANCE STREET & ROW MAINTENANCE	570-281 750-328 750-328	20 35 35	6,600.00 3,700.00 2,900.00
				CHECK APCHK 97642 TOTAL FOR FUND 01:			13,200.00
09/28/2021	APCH	97643	GBJ SALES, LLC	MAINTENANCE - BUILDING	466-228	10	109.55
09/28/2021	APCH	97646	HEARTLAND BUSINESS SYSTEMS, LLC	PHONE - TELEPHONES	455-201	10	67.50
09/28/2021	APCH	97647	HINSDALE VILLAGE OF	ADA RECREATION ACCOMMODATIONS	590-520	20	275.00
09/28/2021	APCH	97648*#	HOME DEPOT CREDIT SERVICES	STREET & ROW MAINTENANCE STORM WATER IMPROVEMENTS MAINTENANCE STORM WATER IMPROVEMENTS MAINTENANCE OPERATING EQUIPMENT OPERATING EQUIPMENT	750-328 750-381 750-381 755-401 755-401	35 35 35 35 35	39.72 2.27 7.46 248.00 170.65
				CHECK APCHK 97648 TOTAL FOR FUND 01:			468.10
09/28/2021	APCH	97649	ILLINOIS HOMICIDE INVESTIGATORS	SCHOOLS/CONFERENCES/TRAVEL	630-304	30	225.00
09/28/2021	APCH	97650#	IRMA	SELF INSURANCE - DEDUCTIBLE SELF INSURANCE - DEDUCTIBLE	480-273 645-273	10 30	10,000.00 895.72
				CHECK APCHK 97650 TOTAL FOR FUND 01:			10,895.72
09/28/2021	APCH	97651	JAMES J. BENES AND ASSOC., INC.	PLAN REVIEW - TRAFFIC CONSULTANT	520-258	15	182.01

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CHECK DISBURSEMENT REPORT FOR VILLAGE OF WILLOWBROOK  
CHECK DATE FROM 09/15/2021 - 09/28/2021

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
				Fund: 01 GENERAL FUND			
09/28/2021	APCH	97652	KANE, MCKENNA & ASSOCIATES, INC.	CONSULTING	455-306	10	4,000.00
09/28/2021	APCH	97653	KEVRON PRINTING & DESIGN INC	PRINTING & PUBLISHING	810-302	40	372.00
09/28/2021	APCH	97654	KING CAR WASH	FUEL/MILEAGE/WASH	630-303	30	325.00
09/28/2021	APCH	97655#	KONICA MINOLTA BUSINESS SOLUTION	COPY SERVICE	630-315	30	17.88
				COPY SERVICE	630-315	30	269.30
				COPY SERVICE	810-315	40	322.76
				CHECK APCHK 97655 TOTAL FOR FUND 01:			609.94
09/28/2021	APCH	97656	LAKESHORE RECYCLING SYSTEMS, LLC	STREET & ROW MAINTENANCE	750-328	35	1,213.68
09/28/2021	APCH	97657	LAW ENFORCEMENT RECORDS MNGRS IL	FEES/DUES/SUBSCRIPTIONS	630-307	30	120.00
09/28/2021	APCH	97658	LAW OFFICES STORINO RAMELLO&DURK	FEES - VILLAGE ATTORNEY	470-239	10	8,597.00
				CRISIS MANAGEMENT	475-367	10	1,035.50
				CHECK APCHK 97658 TOTAL FOR FUND 01:			9,632.50
09/28/2021	APCH	97659	METROPOLITAN MAYORS CAUCUS	FEES/DUES/SUBSCRIPTIONS	410-307	05	384.30
09/28/2021	APCH	97660	MID AMERICAN WATER	STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	487.00
09/28/2021	APCH	97661	MIKE MIDANI	RED LIGHT FINES	310-503	00	100.00
09/28/2021	APCH	97663	NORTH EAST MULTI REGIONAL TRNG.	SCHOOLS/CONFERENCES/TRAVEL	630-304	30	35.00
09/28/2021	APCH	97664	ORIENTAL TRADING	COMMODITIES	670-331	30	953.05
09/28/2021	APCH	97665	PORTER LEE CORPORATION	FEES/DUES/SUBSCRIPTIONS	630-307	30	1,175.00
09/28/2021	APCH	97666	R.E. WALSH & ASSOCIATES INC	FEES/DUES/SUBSCRIPTIONS	630-307	30	1,187.50
09/28/2021	APCH	97667	RAGS ELECTRIC, INC	MAINTENANCE - STREET LIGHTS	745-223	35	2,196.24
				MAINTENANCE - STREET LIGHTS	745-223	35	289.42
				ROAD SIGNS	755-333	35	2,339.54
				CHECK APCHK 97667 TOTAL FOR FUND 01:			4,825.20
09/28/2021	APCH	97668	RAY O'HERRON CO., INC.	UNIFORMS	630-345	30	385.98
				UNIFORMS	630-345	30	185.00
				UNIFORMS	630-345	30	124.99
				CHECK APCHK 97668 TOTAL FOR FUND 01:			695.97
09/28/2021	APCH	97669	RUBA SAFADI	PARK PERMIT FEES	310-814	00	300.00

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
09/28/2021	APCH	97670#	SATELLITE PHONE STORE	PHONE - TELEPHONES	455-201	10	65.76
				PHONE - TELEPHONES	630-201	30	65.76
				CHECK APCHK 97670 TOTAL FOR FUND 01:			131.52
09/28/2021	APCH	97671*#	SIKICH LLP	CONSULTING SERVICES - IT	460-306	10	2,398.13
				CONSULTING SERVICES - IT	460-306	10	11,880.01
				CONSULTING SERVICES - IT	460-306	10	4,548.75
				CONSULTING - IT/GRANT	640-306	30	5,234.12
				CONSULTING - IT/GRANT	640-306	30	1,495.00
				CHECK APCHK 97671 TOTAL FOR FUND 01:			25,556.01
09/28/2021	APCH	97672	STAPLES	OFFICE SUPPLIES	455-301	10	67.65
09/28/2021	APCH	97673	T.P.I.	PLAN REVIEW - BUILDING CODE-REIMB	820-258	40	11,181.00
				PLAN REVIEW - BUILDING CODE-REIMB	820-258	40	3,088.25
				PART TIME - INSPECTOR-REIMB	830-109	40	4,410.00
				PLUMBING INSPECTION-REIMB	830-115	40	400.00
				CHECK APCHK 97673 TOTAL FOR FUND 01:			19,079.25
09/28/2021	APCH	97674*#	TAMELING GRADING	CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	5,072.50
				STREET & ROW MAINTENANCE	750-328	35	2,409.50
				STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	3,825.00
				CHECK APCHK 97674 TOTAL FOR FUND 01:			11,307.00
09/28/2021	APCH	97675*#	TAMELING INDUSTRIES	CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	16.65
				CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	661.91
				STREET & ROW MAINTENANCE	750-328	35	433.80
				STREET & ROW MAINTENANCE	750-328	35	957.60
				STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	222.71
				CHECK APCHK 97675 TOTAL FOR FUND 01:			2,292.67
09/28/2021	APCH	97676	TEMPERATURE ENGINEERING INC	MAINTENANCE - BUILDING	466-228	10	1,887.50
09/28/2021	APCH	97677	THOMAS J BRESSIA	FEES - FIELD COURT ATTORNEY	630-241	30	1,850.00
09/28/2021	APCH	97678	ULINE	OPERATING EQUIPMENT	630-401	30	99.14
09/28/2021	APCH	97679	UNDERGROUND PIPE & VALVE, CO.	STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	610.00
09/28/2021	APCH	97680	VAN'S ENTERPRISES LTD	CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	755.00
09/28/2021	APCH	97681#	WAREHOUSE DIRECT	OFFICE SUPPLIES	455-301	10	330.00

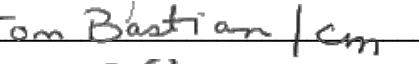
Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
			OFFICE SUPPLIES	455-301	10		330.00
			OFFICE SUPPLIES	455-301	10		4.97
			OFFICE SUPPLIES	455-301	10		10.60
			OFFICE SUPPLIES	455-301	10		7.63
			COMMISSARY PROVISION	455-355	10		32.38
			OPERATING EQUIPMENT	630-401	30		81.23
			OPERATING EQUIPMENT	630-401	30		77.19
			OPERATING EQUIPMENT	630-401	30		57.98
			OPERATING EQUIPMENT	630-401	30		44.10
			CHECK APCHK 97681 TOTAL FOR FUND 01:				976.08
09/28/2021	APCH	97682	WESTERN FIRST AID & SAFETY	630-401	30		344.89
09/28/2021	APCH	97683	WESTOWN AUTO SUPPLY COMPANY	735-409	35		743.45
09/28/2021	APCH	97684	WEX HEALTH, INC	455-307	10		50.00
09/28/2021	APCH	97685	WILLOWBROOK CURRENCY EXCHANGE	630-409	30		180.00
			Total for fund 01 GENERAL FUND				179,682.30

\*\* - INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND  
# - INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

# VILLAGE OF WILLOWBROOK

## BOARD MEETING

### AGENDA ITEM - HISTORY/COMMENTARY

<b>ITEM TITLE:</b> MOTION TO APPROVE MERITORIOUS SERVICE AWARD FOR OFFICER JOSE LOPEZ AND SERGEANT TIMOTHY KOBLER	<b>AGENDA NO.</b> 5.d. <b>AGENDA DATE:</b> 09/27/2021
<b>STAFF REVIEW:</b> Robert Schaller, Chief of Police	<b>SIGNATURE:</b> 
<b>LEGAL REVIEW:</b> Tom Bastian, Village Attorney	<b>SIGNATURE:</b> 
<b>RECOMMENDED BY:</b> Brian Pabst, Village Administrator	<b>SIGNATURE:</b> 
<b>REVIEWED &amp; APPROVED BY COMMITTEE:</b> YES <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	
<b>ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER PERTINENT HISTORY)</b> <p>The Village of Willowbrook's Personnel Manual allows for village personnel to be awarded a meritorious service award.</p> <ol style="list-style-type: none"><li>1. Any Willowbrook employee during his/her regular course of employment shall be eligible if, in attempting to save the life of another or prevent serious injuries to another, exhibits superior efforts in a range which exceeds the common standards of performance expected of his/her profession.</li></ol>	
<b>ITEM COMMENTARY (BACKGROUND, DISCUSSION, KEY POINTS, RECOMMENDATIONS, ETC.)</b> <p>On September 6th, Officer Jose Lopez and Sergeant Timothy Kobler were dispatched to an automobile accident in the 6900 block of Route 83 involving a vehicle fire. Upon arrival, Officer Lopez observed a vehicle that had left the roadway and was resting on top of a fire hydrant. The vehicle's engine compartment was on fire and witness advised that the driver was still inside of the vehicle. Officer Lopez was able to gain access to the vehicle and make contact with the driver who was incoherent and refusing to exit the vehicle. Sergeant Kobler assisted in taking the vehicle's keys out of the ignition and disabling the vehicle while Officer Lopez continued to try and remove the driver. While Sergeant Kobler distracted the driver, Officer Lopez was able to use his training and experience to remove the driver from the vehicle to a safe location for medical treatment.</p> <p>Officer Lopez and Sergeant Kobler should be recognized for their quick action during this emergency response. Their diligence in providing an extraordinary level of service to the citizens of the Village of Willowbrook should be commended.</p> <p>The Village Staff recommends a Meritorious Service Award be given to Officer Jose Lopez and Sergeant Timothy Kobler.</p>	
<b>ACTION PROPOSED:</b> Pass Motion.	



# Willowbrook Police Department

7760 Quincy Street  
Willowbrook, IL 60527-5594



Chief of Police

Robert Schaller

## LETTER OF RECOGNITION

September 16, 2021

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### OFFICER JOSE LOPEZ SERGEANT TIMOTHY KOBLER

On September 6th, Officer Jose Lopez and Sergeant Timothy Kobler were dispatched to an automobile accident in the 6900 block of Route 83 involving a vehicle fire. Upon arrival, Officer Lopez observed a vehicle that had left the roadway and was resting on top of a fire hydrant. The vehicle's engine compartment was on fire and witness advised that the driver was still inside of the vehicle. Officer Lopez was able to gain access to the vehicle and make contact to the driver who was incoherent and refusing to exit the vehicle. Sergeant Kobler assisted in taking the vehicle's keys out of the ignition and disabling the vehicle while Officer Lopez continued to try and remove the driver. While Sergeant Kobler distracted the driver, Officer Lopez was able to use his training and experience to remove the driver from the vehicle to a safe location for medical treatment.

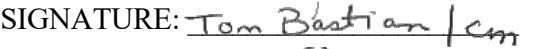
Officer Lopez and Sergeant Kobler should be recognized for their quick action during this emergency response. Their diligence in providing an extraordinary level of service to the citizens of the Village of Willowbrook should be commended.

A blue ink signature of the name 'ROBERT SCHALLER'.

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ROBERT SCHALLER  
CHIEF OF POLICE

## VILLAGE OF WILLOWBROOK

<b>BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY</b>	
<b>ITEM TITLE:</b> ORDINANCES RELATED TO THE POTENTIAL WILLOWBROOK REDEVELOPMENT CORRIDOR TAX INCREMENT FINANCING DISTRICT:  a. An Ordinance Authorizing The Establishment Of Interested Parties Registries And Adopting Rules For Such Registries For Redevelopment Project Areas In The Village Of Willowbrook  b. An Ordinance Proposing A Redevelopment Plan And Project For, And The Designation Of, The Willowbrook Redevelopment Corridor Redevelopment Project Area And The Adoption Of Tax Increment Allocation Financing Therefor, Convening A Joint Review Board And Calling A Public Hearing In Connection Therewith, And Repealing Village Of Willowbrook Ordinance No. 21-O-43	<b>AGENDA NO.</b> 6.a. and 6.b.  <b>AGENDA DATE:</b> 9/27/21
<b>STAFF REVIEW:</b> Sean Halloran, Assistant Village Administrator	SIGNATURE: 
<b>LEGAL REVIEW:</b> Tom Bastian, Village Attorney	SIGNATURE: 
<b>RECOMMENDED BY:</b> Brian Pabst, Village Administrator	SIGNATURE: 
<b>REVIEWED &amp; APPROVED BY A COMMITTEE:</b>	YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
<b>ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER HISTORY)</b>	
During the July 26, 2021 Board of Trustees meeting, the Village Administrator described the potential Tax Increment Financing District (TIF) in the southern portion of the Village. After discussing with the Board and Phil McKenna from Kane, McKenna and Associates, staff was directed to pursue TIF Map Alternative #5. This incorporated map parcels on Route 83 and additional commercial property.	
Since the July 26, 2021 Board Meeting, staff has worked with Kane, McKenna & Associates to finalize a timeline for implementing the TIF while also addressing potential economic redevelopment.	
<b>ITEM COMMENTARY (BACKGROUND, DISCUSSION, RECOMMENDATIONS, ETC.)</b>	
Before a TIF district can be established, the Village must convene a meeting of a Joint Review Board (JRB) to consider the technical aspects of the redevelopment plan, eligible expenses, and the TIF District's overall structure. The attached ordinance establishes an initial meeting date for the JRB of November 1, 2021.	
Another requirement is that the Village Board must conduct a public hearing on the proposed TIF district. As part of the TIF Act, all taxing bodies will be notified. The public hearing will be held on December 20, 2021. Mailed notices will be sent to all property owners within 750 feet of the proposed TIF District boundaries announcing the date of the public hearing and allowing the public to review and comment upon the proposed TIF District and Redevelopment Plan.	
The Tax Increment Allocation Redevelopment Act (TIF Act) also requires that the Village Board establish rules for residents, taxpayers, or active organizations in the Village who wish to formally receive information about the Village's TIF process. Based upon the requirements of the TIF Act, a set of rules has been recommended for adoption by the Village Board. The rules create a registry for interested parties, establishes the Village as being responsible for maintaining the registry, and defines the "interested parties," among other things. The required ordinance is attached for consideration and adoption.	

The attached ordinances: (1) establishes the composition of the JRB, (2) sets an initial meeting date for the JRB as November 1, 2021, (3) sets the date of the Board's public hearing as December 20, 2021, and (4) creates the registry of information as defined in the TIF Act. Nothing in the ordinance obligates the Village to approve the TIF District. Please note that that none of the actions described above authorizes the creation of the TIF District. The Village Board will make the final decision after the Public Hearing in November.

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**ACTION PROPOSED:**

Pass the Ordinance.

**ORDINANCE NO. 21 - O- \_\_\_\_\_****AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF  
INTERESTED PARTIES REGISTRIES AND ADOPTING RULES  
FOR SUCH REGISTRIES FOR REDEVELOPMENT PROJECT  
AREAS IN THE VILLAGE OF WILLOWBROOK**

WHEREAS, the Village of Willowbrook, DuPage County, Illinois (the “Village”) is considering the designation of one or more “redevelopment project area(s),” as defined in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the “Act”); and

WHEREAS, pursuant to Section 11-74.4-4.2 of the Act, the Village is required to establish certain interested parties’ registries (individually, a “Registry” and collectively, the “Registries”) and adopt registration rules for such Registries; and

WHEREAS, the Village desires to adopt this Ordinance in order to comply with such requirements of the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, as follows:

Section 1. The statements set forth in the preambles to this Ordinance are found to be true and correct and are adopted as part of this Ordinance.

Section 2. The Village Clerk or designee is hereby authorized and directed to create a Registry in accordance with Section 11-74.4-4.2 of the Act for each redevelopment project area (“Redevelopment Project Area”) created under the Act and not terminated by the Village, whether now existing or created after the date of the adoption of this Ordinance.

Section 3. In accordance with Section 11-74.4-4.2 of the Act, the Village hereby adopts the registration rules attached hereto as Exhibit A and incorporated herein by reference (the “Rules”) as the Rules for each Registry. The corporate authorities of the Village may amend such Rules from time to time as may be necessary or desirable to comply with and carry out the purposes intended by the Act.

Section 4. The Village Clerk or designee is hereby authorized and directed to cause the publication of the notice that Interested Parties may register with the Village in order to receive information about the proposed designation of a Redevelopment Project Area (the “Notice”), said Notice being substantially in the form attached hereto as Exhibit B and

incorporated herein by reference, in a newspaper of general circulation within the Village and in accordance with the Act.

Section 5. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 6. If any provisions of this Ordinance is held to be invalid by a court of competent jurisdiction, that provision shall be stricken from this Ordinance and the remainder of this Ordinance shall continue in full force and effect to the extent possible.

Section 7. This Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED and APPROVED this 27<sup>th</sup> day of September, 2021, by a ROLL CALL VOTE as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTENTIONS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED:

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Frank A. Trilla, Mayor

ATTEST:

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Deborah A. Hahn, Village Clerk

**ORDINANCE NO. 21 - O- \_\_\_\_\_**

AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF  
INTERESTED PARTIES REGISTRIES AND ADOPTING RULES  
FOR SUCH REGISTRIES FOR REDEVELOPMENT PROJECT  
AREAS IN THE VILLAGE OF WILLOWBROOK

PASSED AND APPROVED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
THIS 27<sup>TH</sup> DAY OF SEPTEMBER, 2021

Published in pamphlet form by  
Authority of the Corporate  
Authorities of Willowbrook, Illinois  
the 27<sup>th</sup> day of September, 2021

## **EXHIBIT A**

### **VILLAGE OF WILLOWBROOK REGISTRATION RULES FOR INTERESTED PARTIES REGISTRY**

A. **Definitions.** As used in these Registration Rules, the following terms shall have the definitions set forth below.

“Act” shall mean the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended from time to time.

“Clerk” shall mean the Clerk of the Village or Village department charged with creating and/or maintaining the Registries.

“Interested Party(ies)” shall mean any individual or organization or entity registered in a specific Registry who has registered in such Registry and whose registration has not been terminated in accordance with these Registration Rules.

“Redevelopment Project Area” shall mean a Redevelopment Project Area that (a) is intended to qualify (or has subsequently qualified) as a Redevelopment Project Area under the Act and (b) is subject to the Interested Parties Registry requirements of the Act.

“Registration Form” shall mean the form appended to these Registration Rules or such revised form as may be approved by the Village consistent with the requirements of the Act.

“Registry” or “Registries” shall mean each Interested Parties Registry, and all such Registries, collectively, established by the Village pursuant to Section 11-74.4-4.2 of the Act for any and all Redevelopment Project Areas in the Village.

“Village” shall mean the Village of Willowbrook, DuPage County, Illinois.

B. **Establishment of Registry.** The Village shall establish a separate Interested Parties Registry for each Redevelopment Project Area, whether existing as of the date of the adoption of these Rules or hereafter established. The Village shall establish a new Registry whenever it has identified an area for study and possible designation as a Redevelopment Project Area. In any event, the process of establishing the new Registry must be completed prior to the deadline for sending any of the notices required by Section (J) of these Rules or any other notices required by the Act with respect to the proposed Redevelopment Project Area.

C. **Maintenance of Registry.** The Registries shall be maintained by the Clerk or his or her designee. In the event the Village Administrator determines that an individual or department other than the Clerk should maintain the Registries, the Village Administrator

may transfer the responsibility for maintaining the Registries to such other individual department.

- D. Registration by Residents. An individual seeking to register as an Interested Party with respect to a Redevelopment Project Area must complete and submit a Registration Form to the Clerk.
- E. Registration by Organizations. An organization seeking to register as an Interested Party with respect to a Redevelopment Project Area must complete and submit a Registration Form to the Clerk.
- F. Determination of Eligibility. All individuals and organizations whose Registration Form and supporting documentation complies with these Registration Rules shall be registered in the applicable Registry within ten (10) business days after the Clerk's receipt of all such documents. The Clerk shall provide written notice to the registrant confirming such registration. Upon registration, Interested Parties shall be entitled to receive all notices and documents required to be delivered under these Rules or as otherwise required under the Act with respect to the applicable Redevelopment Project Area. If the Clerk determines that a registrant's Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the Clerk shall give written notice to the registrant specifying the defect(s) and the registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation.
- G. Renewal and Termination. An Interested Party's registration shall remain effective for a period of three years and shall be renewable. Prior to the expiration of such three-year period, the Clerk shall provide written notice by regular mail to the Interested Party at the address provided upon registration, stating that such registration shall terminate unless the Interested Party renews such registration within thirty (30) days after the Clerk's mailing of the written notice. To renew such registration, the Interested Party shall, within such thirty (30) day period, complete and submit the same Registration Form then required of initial registrants in the Village. The registration of all individuals and organizations whose Registration Form is submitted in a timely manner and complies with these Registration Rules shall be renewed for an additional, consecutive three year period. If the Clerk determines that a registrant's renewal Registration Form is incomplete or does not comply with these Registration Rules, the Clerk shall give written notice to the registrant at the address specified in the renewal Registration Form submitted by such registrant specifying the defect(s). The registration shall be entitled to correct any defects and resubmit a new Registration Form within thirty (30) days after receipt of the Clerk's notice. If all defects are not corrected within thirty (30) days after the Interested Party's receipt of the Clerk's notice, the Interested Party's registration shall be terminated. Any Interested Party whose registration is terminated shall be entitled to register again as if a first-time registrant. If the Clerk does not provide the notice as set forth above, the registration shall automatically renew
- H. Amendment to Registration. An Interested Party may amend its registration by giving written notice to the Clerk by certified mail of any of the following: (i) change in address

for notice purposes; (ii) in the case of organizations, a change in the name of the contact person; and (iii) a termination of registration. Upon receipt of such notice, the Clerk shall revise the applicable Registry accordingly.

I. Registries Available for Public Inspection. Each Registry shall be available for public inspection during normal business hours. The Registry shall include the name, address and telephone number of each Interested Party and for organizations, the name and phone number of a designated contact person.

J. Notices to Be Sent to Interested Parties. Interested Parties shall be sent the following notices and any other notices required under the Act with respect to the applicable Redevelopment Project Area:

- (i) Pursuant to sub-section 11-74.4-5(a) of the Act, notice of the availability of a proposed redevelopment plan and eligibility report, including how to obtain this information; such notice shall be sent by mail within a reasonable period of time after the adoption of the ordinance fixing the public hearing for the proposed redevelopment plan.
- (ii) Pursuant to sub-section 11-74.4-5(a) of the Act, notice of changes to proposed redevelopment plans that do not (1) add additional parcels of property to the proposed Redevelopment Project Area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, or (4) increase the number of inhabited residential units to be displaced from the Redevelopment Project Area, as measured from the time of creation of the Redevelopment Project Area, to a total of more than 10; such notice shall be sent by mail not later than ten (10) days following the Village's adoption by ordinance of such changes.
- (iii) Pursuant to Section 11-74.4-5(c) of the Act, notice of amendments to previously approved redevelopment plans that do not (1) add additional parcels of property to the redevelopment project area, (2) substantially affect the general land uses in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5 percent after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project, to a total of more than 10; such notice will be sent by mail not later than ten (10) days following the Village's adoption by ordinance of such amendment.
- (iv) Pursuant to sub-section 11-74.4-5(d)(9) of the Act, for redevelopment plans or projects that would result in the displacement of residents from 10 or more inhabited residential units or that contain 75 or more inhabited residential units,

notice of the availability of the annual report described by sub-section 74.4-5(d) of the Act, including how to obtain the annual report; such notice shall be sent by mail within a reasonable period of time after completion of the certified audit report.

- (v) Pursuant to sub-section 11-74.4-6(e) of the Act, notice of the preliminary public meeting required under the Act for a proposed Redevelopment Project Area that will result in the displacement of residents from 10 or more inhabited residential units or which will contain 75 or more inhabited residential units; such notice shall be sent by certified mail not less than fifteen (15) days before the date of such preliminary public meeting.

K. Non-Interference. These Registration Rules shall not be used to prohibit or otherwise interfere with the ability of eligible organizations and individuals to register for receipt of information to which they are entitled under the Act.

L. Amendment of Registration Rules. These Registration Rules may be amended by the Village Board, subject to and consistent with the requirements of the Act.

## **INTERESTED PARTIES REGISTRATION FORM**

Registration for Individuals: If you would like to register on the Interested Parties Registry for one or more Redevelopment Project Areas (TIFs) in the Village of Willowbrook, please complete Part A of this form, sign and date the form and submit to the Village Clerk at the address indicated below.

Registration for Organization: If you would like to register on the Interested Parties Registry for one or more Redevelopment Project Areas (TIFs) in the Village of Willowbrook, please complete Part B of this form, sign and date the form and submit to the Village Clerk at the address indicated below.

### **PART A: REGISTRATION FOR INDIVIDUALS (Please Print)**

Name \_\_\_\_\_

Street Address \_\_\_\_\_

Zip Code \_\_\_\_\_ Home Telephone \_\_\_\_\_

Fax Number \_\_\_\_\_ E-Mail Address \_\_\_\_\_

Please check the TIF(s) you are interested in below:

[insert name of proposed redevelopment project area]

### **PART B: REGISTRATION FOR ORGANIZATIONS (Please Print)**

Organization Name \_\_\_\_\_

Contact Name \_\_\_\_\_

Street Address \_\_\_\_\_

Village \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax Number \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Please check the TIF(s) you are interested in below:

[insert name of proposed redevelopment project area]

Please return this form to: TIF Interested Parties Registry  
Office of the Village Clerk  
Village of Willowbrook  
835 Midway Drive  
Willowbrook, Illinois 60527

Signature/Title \_\_\_\_\_ Date \_\_\_\_\_

**EXHIBIT B**

**NOTICE – VILLAGE OF WILLOWBROOK  
TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA  
REGISTRATION FOR INTERESTED PARTIES REGISTRY**

Pursuant to Section 11-74.4-2 of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the “Act”), the Village of Willowbrook (the “Village”) is required to establish an interested parties registry (“Registry” or “Registries”) for each “Redevelopment Project Area” created pursuant to the Act, whether existing as of the date of this Notice or hereafter established. The Village did heretofore adopt an ordinance authorizing the establishment of Registries by the Village Clerk (the “Clerk”) and adopting Registration Rules for such Registries. The purpose of this Notice is to inform Interested Parties of the Registries and Registration Rules for the Registries and to invite Interested Parties (as defined below) to register in the Registry for any Redevelopment Project Area in the Village.

Any individual or organization requiring information pertaining to activities within one or more Redevelopment Project Area in the Village (an “Interested Party”) is entitled to register in the Registry for any Redevelopment Project Area. Organizations include, but are not limited to, businesses, business organizations, civic groups, not-for-profit corporations and community organizations.

An organization seeking to register as an Interested Party with respect to a Redevelopment Project Area must also complete and submit a Registration Form to the Clerk.

An Interested Parties Registry is being established for the following Redevelopment Project Area(s), which is being considered for establishment by the Village:

[insert name of proposed redevelopment project area]

All individuals and organizations whose Registration Forms comply with the Registration Rules, and are submitted, either in person or by mail, to the office of the Village Clerk, Village of Willowbrook, 835 Midway Drive, Willowbrook, Illinois 60527, will be registered in the applicable Registry within ten (10) business days after the Clerk’s receipt of all such documents. The Clerk will provide written notice to the registrant confirming such registration.

Upon registration, Interested Parties will be entitled to receive all notices and documents required to be delivered under the Act with respect to the applicable Redevelopment Project Area. If the Clerk determines that a registrant’s Registration Form is incomplete or does not comply with the Registration Rules adopted by the Village, the Clerk will give written notice to the registrant specifying the defects. The registrant will be entitled to correct any defects and resubmit a new Registration Form and supporting documentation. An Interested Party’s registration will remain effective for a period of three (3) years and may be renewed in accordance with the Registration Rules. The Registration Rules are available in the Office of the Village Clerk.

Each Registry will be available for public inspection at the office of the Clerk during normal business hours. The Registry will include the name, address and telephone number of each Interested Party or for organizations, the name and phone number of a designated contact person.

Registration Forms may be picked up at the office of the Village Clerk, Village of Willowbrook, 835 Midway Drive, Willowbrook, Illinois 60527, and may be obtained by Interested Parties or by their representatives. Registration Forms will not be mailed or faxed. If you require additional information, please call the office of the Village Clerk at (630) 323-8215.

/s/ [INSERT NAME]

[INSERT NAME], Village Clerk

**ORDINANCE NO. 21 - O- \_\_\_\_\_**

**AN ORDINANCE PROPOSING A REDEVELOPMENT  
PLAN AND PROJECT FOR, AND THE DESIGNATION OF, THE  
WILLOWBROOK REDEVELOPMENT CORRIDOR  
REDEVELOPMENT PROJECT AREA AND THE ADOPTION  
OF TAX INCREMENT ALLOCATION FINANCING THEREFOR,  
CONVENING A JOINT REVIEW BOARD AND  
CALLING A PUBLIC HEARING IN CONNECTION THEREWITH, AND  
REPEALING VILLAGE OF WILLOWBROOK ORDINANCE NO. 21-O-43**

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WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 (*et. seq.*) as supplemented and amended (“Act”), the Village of Willowbrook, DuPage County, Illinois, (“Village”) is authorized to approve a redevelopment plan for and to designate redevelopment project area and adopt tax increment allocation financing therefor; and

WHEREAS, the Mayor and Board of Trustees (“Corporate Authorities”) have heretofore caused a study to be conducted to determine the conditions in that part of the Village legally described in Exhibit A attached hereto and made a part hereof and generally described as the parcels generally bounded by Illinois Route 83 (a/k/a Kingery Highway) to the west, 72<sup>nd</sup> Court to the north, Soper Road and Madison Street to the east, and the I-55 expressway to the south, and including all adjacent rights of way, and depicted in Exhibit A-1, attached hereto and made a part hereof; and

WHEREAS, the Corporate Authorities have determined that said territory would qualify as a “redevelopment project area” as defined in the Act and that said territory on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan and the use of tax increment allocation financing as provided in the Act; and

WHEREAS, the Corporate Authorities have heretofore and it hereby is determined that it is advisable that the Village afford itself of the provisions of the Act and by ordinance approve a

redevelopment plan (“Redevelopment Plan”) and a redevelopment project (“Project”) and designate said territory as legally described in Exhibit A as a redevelopment project area to be known as the Willowbrook Redevelopment Corridor Redevelopment Project Area (“Redevelopment Project Area”), and also that the Village by ordinance adopt tax increment allocation financing in order to pay all or a portion of the eligible redevelopment project costs for the Project in the Redevelopment Project Area, as provided in the Act; and

WHEREAS, the Act requires the Village to conduct a public hearing prior to the adoption of ordinances approving the Redevelopment Plan and Project, designating the Redevelopment Project Area, and adopting tax increment allocation financing, at which hearing any interested person or affected taxing district may file with the Village Clerk written objections to and may be heard orally with respect to the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of a tax increment allocation financing therefor; and

WHEREAS, the Act further requires that prior to holding a public hearing, the Village shall convene a joint review board consisting of a representative selected by each community college district; local elementary school district and high school district or each local community unit school district; park district; library district; township; fire protection district; and county that will have the authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time that the proposed Redevelopment Project Area is approved, a representative selected by the Village, and a public member selected in accordance with the Act, to consider the subject matter of the public hearing; and

WHEREAS, the Act further requires that the time and place of such public hearing be fixed by ordinance or resolution adopted by the Corporate Authorities; and

WHEREAS, the Act further requires that not less than ten (10) days prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the Village must make available for public inspection a redevelopment plan or a separate report that provides in reasonable detail the basis for the proposed Redevelopment Project Area qualifying as a “redevelopment project area” under the Act; and

WHEREAS, the firm of Kane, McKenna & Associates, Inc., has conducted an eligibility study of the proposed Redevelopment Project Area and has prepared its report (the “Report”) that said proposed area qualifies as a “redevelopment project area” as defined in the Act, which study and findings have been presented to the Corporate Authorities and are now on file in the official files and records of the Village; and

WHEREAS, the Report has heretofore been on file and available for public inspection for at least ten (10) days in the offices of the Village Clerk prior to the adoption of this Ordinance as required pursuant to the Act; and

WHEREAS, the Act requires that notice of the public hearing be given by publication and mailing; and

WHEREAS, the Act requires that the Village shall provide notice of the availability of the Redevelopment Plan and Report, including how to obtain such information, by mail within a reasonable time after the adoption of this Ordinance, to all residential addresses that, after a good faith effort, the Village determines are located within 750 feet of the boundaries of the proposed Redevelopment Project Area; and

WHEREAS, implementation of the Redevelopment Plan shall not result in the displacement of residents from 10 or more inhabited residential units and the Redevelopment Project Area does not include 75 or more inhabited residential units.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois as follows:

Section 1. That the foregoing recital clauses to this Ordinance are adopted as findings of the Corporate Authorities of the Village of Willowbrook and are incorporated herein by specific reference.

Section 2. The approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area, and the adoption of tax increment allocation financing therefore are hereby proposed.

Section 3. A public hearing shall be held by the Mayor and Board of Trustees of the Village of Willowbrook, at 6:30 p.m. on the 20<sup>th</sup> day of December, 2021, at the Willowbrook Village Hall, 835 Midway Drive, Willowbrook, Illinois, for the purpose of hearing from all interested persons or affected taxing districts regarding the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of tax increment allocation financing therefor.

Section 4. Notice of public hearing, substantially in the form attached hereto and made a part hereof as Exhibit B, shall be published at least twice, the publications to be not more than 30 nor less than 10 days prior to the public hearing, in a newspaper of general circulation within the taxing districts having property in the Redevelopment Project Area. In addition, notice shall be mailed by certified mail not less than 10 days prior to the date set for the public hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property.

Section 5. Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity (f/k/a Illinois Department of Commerce and Community Affairs) not less than 45 days prior to the public hearing, and such notice shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity (f/k/a Illinois Department of Commerce and Community Affairs) to submit written comments prior to the date of the public hearing to the Village, to the attention of the Village Clerk, 835 Midway Drive, Willowbrook, Illinois, 60527, concerning the subject matter of the public hearing. Each such mailed notice shall include a copy of the proposed Redevelopment Plan.

Section 6. Notice of availability of the Redevelopment Plan and the Report, including how to obtain information, shall also be given by mail within a reasonable time after the adoption of this Ordinance to all residential addresses that, after a good faith effort, the Village determines are located within 750 feet of the boundaries of the Redevelopment Project Area.

Section 7. Since September 2, 2021, a draft of the Report has been on file in the Office of the Village Clerk at the Willowbrook Village Hall, 835 Midway Drive, Willowbrook, Illinois, 60527, and since such date has been available for public inspection.

Section 8. A joint review board as set forth in the Act is hereby convened and the board shall meet, review such documents, and issue such report as set forth in the Act. The first meeting of said joint review board shall be held at 2:00 p.m. on the 1<sup>st</sup> day of November, 2021, at the Willowbrook Village Hall, 835 Midway Drive, Willowbrook, Illinois.

Section 9. Village of Willowbrook Ordinance No. 21-O-43 is repealed in its entirety.

Section 10. This Ordinance shall be in full force and effect upon its passage and approval in accordance with law.

PASSED and APPROVED this 27<sup>th</sup> day of September, 2021, by a ROLL CALL VOTE as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTENTIONS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED:

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Frank A. Trilla, Mayor

ATTEST:

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Deborah A. Hahn, Village Clerk

**EXHIBIT A****LEGAL DESCRIPTION****(Willowbrook Redevelopment Corridor Redevelopment Project Area)**

THAT PART OF THE WEST HALF OF SECTION 25, SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 35 IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION, AS RECORDED OCTOBER 11, 2000 AS DOCUMENT NUMBER R2000-158930, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF 74<sup>TH</sup> STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH RIGHT-OF-WAY LINE OF 74<sup>TH</sup> STREET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOPER ROAD;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SOPER ROAD TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET, SAID SOUTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET ALSO BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE PROPERTY OF GOWER SCHOOL (DISTRICT 62) AS CONVEYED BY SAJVERA TO THE COUNTY BOARD OF SCHOOL TRUSTEES FOR THE USE AND BENEFIT OF SAID SCHOOL DISTRICT 62, BY DEED RECORDED AS DOCUMENT R1957-835578;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE GOWER SCHOOL PROPERTY TO THE NORTHWEST CORNER OF SAID GOWER SCHOOL PROPERTY;

THENCE SOUTH ALONG THE WEST LINE OF SAID GOWER SCHOOL PROPERTY TO THE NORTHEAST CORNER OF LOT 1 IN BALDUCCI'S ASSESSMENT PLAT, AS RECORDED SEPTEMBER 29, 1981 AS DOCUMENT NUMBER R1981-053018;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN BALDUCCI'S ASSESSMENT PLAT TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO THE NORTHWEST CORNER OF LOT 2 IN SAID BALDUCCI'S ASSESSMENT PLAT;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE NORTHEAST CORNER THEREOF;  
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CHICAGO ROAD (AKA OLD ROUTE 66);

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF CHICAGO ROAD (AKA OLD ROUTE 66) TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID MADISON STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED);

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED) TO THE SOUTHEASTERLY CORNER OF COMPASS ARENA PLANNED UNIT DEVELOPMENT, AS RECORDED APRIL 24, 2020 AS DOCUMENT NUMBER R2020-040386;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT TO THE MOST NORTHERLY CORNER THEREOF, SAID MOST NORTHERLY CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD TO THE NORTHWEST CORNER OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT;

THENCE SOUTH ALONG THE WEST LINE OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE EAST ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26 TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED);

THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED) TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 79<sup>TH</sup> STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 79<sup>TH</sup> STREET TO THE SOUTHEAST CORNER OF LOT 4 IN ANVAN'S SUBDIVISION, AS RECORDED OCTOBER 9, 1978 AS DOCUMENT NUMBER R1978-096734;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4 IN ANVAN'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF ANVAN'S RESUBDIVISION, AS RECORDED MARCH 31, 1986 AS DOCUMENT NUMBER R1986-028791;

THENCE WEST ALONG SAID SOUTH LINE OF ANVAN'S RESUBDIVISION TO THE SOUTHEAST CORNER OF LOT 2 IN SAID ANVAN'S RESUBDIVISION;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 IN ANVAN'S RESUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 IN ANVAN'S RESUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY);

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE MOST WEST, SOUTH LINE OF LOT 1 IN PECORA REALTY SUBDIVISION, AS RECORDED DECEMBER 14, 1972 AS DOCUMENT NUMBER R1972-076571, SAID MOST WEST, SOUTH LINE OF LOT 1 BEING 200 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE MOST WEST SOUTH LINE OF LOT 1 TO AN INTERNAL CORNER OF SAID LOT 1, SAID INTERNAL LINE BEING 200 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF SAID ILLINOIS STATE ROUTE 83;

THENCE SOUTH ALONG THE INTERNAL LOT LINE OF SAID LOT 1 TO THE MOST SOUTH, SOUTHWEST CORNER OF SAID LOT 1, SAID MOST SOUTH, SOUTHWEST CORNER OF LOT 1 ALSO BEING A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE TO THE SOUTHWEST CORNER OF LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA, AS RECORDED JULY 8, 1975 AS DOCUMENT NUMBER R1975-033298;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA TO THE NORTHWEST CORNER THEREOF;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF QUINCY STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF QUINCY STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE TO THE SOUTHEAST CORNER OF LOT 1 IN ROC INDUSTRIAL P.U.D., AS RECORDED JULY 28<sup>TH</sup>, 2016 AS DOCUMENT NUMBER R2016-078174;

THENCE NORtherly AND NORTHWesterly ALONG THE EASTERLY LINE OF SAID LOT 1 IN ROC INDUSTRIAL P.U.D. TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN ROC INDUSTRIAL P.U.D. TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID QUINCY STREET;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF QUINCY STREET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 34 IN SAID WILLOWBROOK EXECUTIVE PLAZA;

THENCE WEST ALONG SAID EASTERLY EXTENSION, THE SOUTH LINE OF LOT 34 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET (AS WIDENED);

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID QUINCY STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF QUINCY STREET TO THE NORTHEAST CORNER OF LOT 1 IN WINGREN PLAZA SUBDIVISION, AS RECORDED DECEMBER 5, 1989 AS DOCUMENT NUMBER R1989-152944;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN WINGREN PLAZA SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 72<sup>ND</sup> COURT;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 72<sup>ND</sup> COURT TO A POINT ON THE WEST LINE OF LAKE WILLOW WAY CONDOMINIUM, AS RECORDED NOVEMBER 30, 1981 AS DOCUMENT NUMBER R1981-063247;

THENCE SOUTH ALONG SAID WEST LINE OF LAKE WILLOW WAY CONDOMINIUM TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 7 IN HINSDALE HIGHLAND ESTATES, AS RECORDED JUNE 23, 1954 AS DOCUMENT NUMBER R1954-720969;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7 AND THE NORTH LINE OF LOTS 8 AND 9 IN SAID HINSDALE HIGHLAND ESTATES TO THE NORTHEAST CORNER OF SAID LOT 9, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST LINE OF LOT 2 IN WILLOWBROOK CORPORATE CENTER UNIT #2 RESUBDIVISION, AS RECORDED NOVEMBER 6, 2013 AS DOCUMENT NUMBER R2013-152663;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 IN WILLOWBROOK CORPORATE CENTER UNIT #2 RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

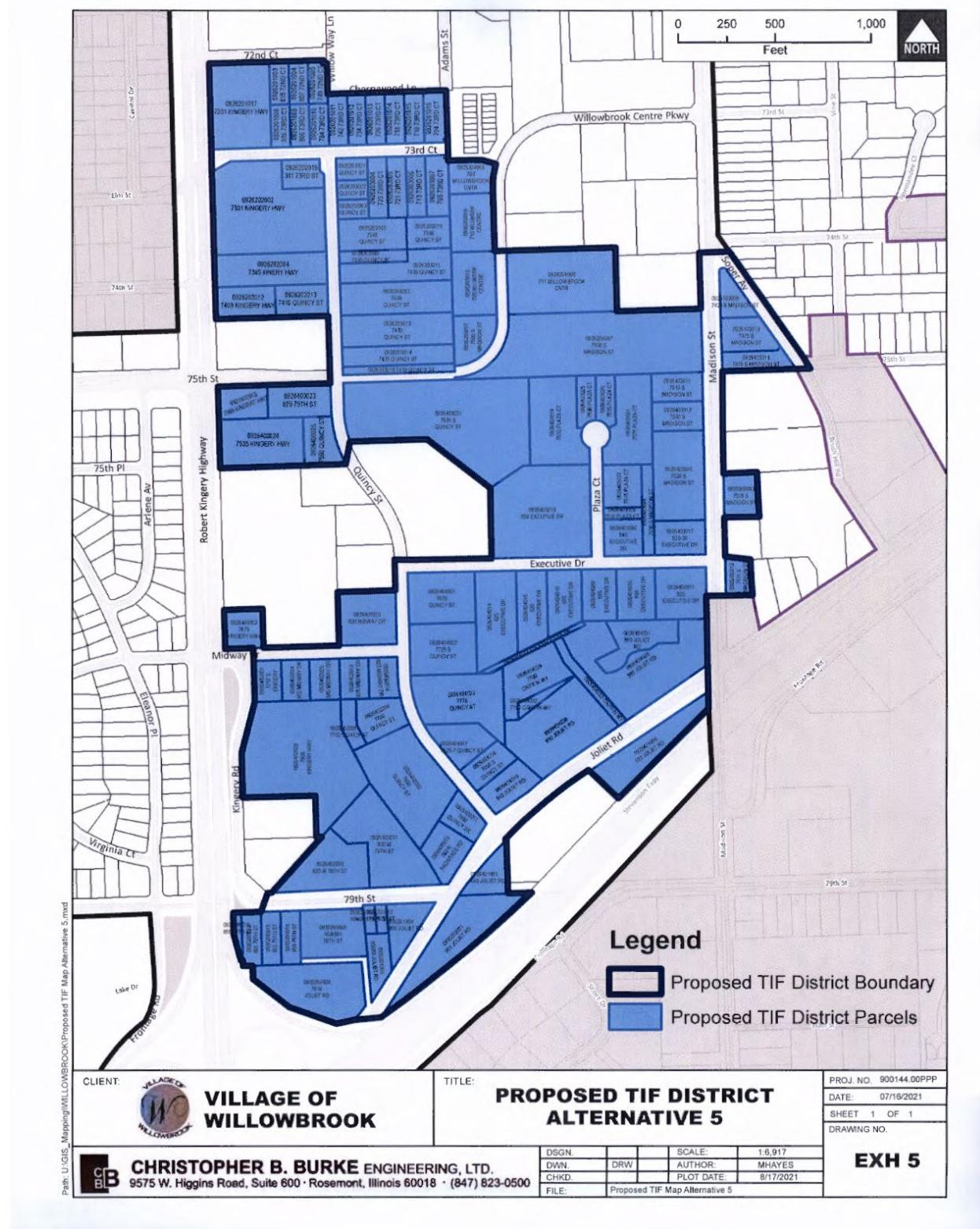
THENCE EAST AND SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 2 AND THE SOUTHEASTERLY EXTENSION TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF WILLOWBROOK CENTRE PARKWAY;

THENCE SOUTHERLY ALONG SAID EASTERN RIGHT-OF-WAY LINE OF WILLOWBROOK CENTRE PARKWAY TO THE NORTHWEST CORNER OF LOT 10 IN AFORESAID WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 10 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF AFORESAID LOT 9 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 9 TO THE POINT OF BEGINNING.

**EXHIBIT A-1**


**EXHIBIT B**  
**Notice of Public Hearing**

**VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS WILLOWBROOK  
REDEVELOPMENT CORRIDOR REDEVELOPMENT PROJECT AREA**

Notice is hereby given that on December 20, 2021 at 6:30 p.m. at the Willowbrook Village Hall, 835 Midway Drive, Willowbrook Illinois, a public hearing will be held to consider the approval of a redevelopment plan ("Redevelopment Plan") and project ("Project") for the designation of a redevelopment project area ("Redevelopment Project Area") to be known as the Willowbrook Redevelopment Corridor Redevelopment Project Area and the adoption of tax increment allocation financing therefor. The Redevelopment Project Area consists of the territory legally described as follows:

**THAT PART OF THE WEST HALF OF SECTION 25, SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 35 IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:**

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION, AS RECORDED OCTOBER 11, 2000 AS DOCUMENT NUMBER R2000-158930, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF 74<sup>TH</sup> STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH RIGHT-OF-WAY LINE OF 74<sup>TH</sup> STREET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOPER ROAD;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SOPER ROAD TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET, SAID SOUTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET ALSO BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE PROPERTY OF GOWER SCHOOL (DISTRICT 62) AS CONVEYED BY SAJVERA TO

THE COUNTY BOARD OF SCHOOL TRUSTEES FOR THE USE AND BENEFIT OF SAID SCHOOL DISTRICT 62, BY DEED RECORDED AS DOCUMENT R1957-835578;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE GOWER SCHOOL PROPERTY TO THE NORTHWEST CORNER OF SAID GOWER SCHOOL PROPERTY;

THENCE SOUTH ALONG THE WEST LINE OF SAID GOWER SCHOOL PROPERTY TO THE NORTHEAST CORNER OF LOT 1 IN BALDUCCI'S ASSESSMENT PLAT, AS RECORDED SEPTEMBER 29, 1981 AS DOCUMENT NUMBER R1981-053018;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN BALDUCCI'S ASSESSMENT PLAT TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO THE NORTHWEST CORNER OF LOT 2 IN SAID BALDUCCI'S ASSESSMENT PLAT;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CHICAGO ROAD (AKA OLD ROUTE 66);

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF CHICAGO ROAD (AKA OLD ROUTE 66) TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID MADISON STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED);

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED) TO THE SOUTHEASTERLY CORNER OF COMPASS ARENA PLANNED UNIT DEVELOPMENT, AS RECORDED APRIL 24, 2020 AS DOCUMENT NUMBER R2020-040386;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT TO THE MOST NORTHERLY CORNER

THEREOF, SAID MOST NORTHERLY CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD TO THE NORTHWEST CORNER OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT;

THENCE SOUTH ALONG THE WEST LINE OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE EAST ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26 TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED);

THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED) TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 79<sup>TH</sup> STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 79<sup>TH</sup> STREET TO THE SOUTHEAST CORNER OF LOT 4 IN ANVAN'S SUBDIVISION, AS RECORDED OCTOBER 9, 1978 AS DOCUMENT NUMBER R1978-096734;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4 IN ANVAN'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF ANVAN'S RESUBDIVISION, AS RECORDED MARCH 31, 1986 AS DOCUMENT NUMBER R1986-028791;

THENCE WEST ALONG SAID SOUTH LINE OF ANVAN'S RESUBDIVISION TO THE SOUTHEAST CORNER OF LOT 2 IN SAID ANVAN'S RESUBDIVISION;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 IN ANVAN'S RESUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 IN ANVAN'S RESUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY);

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE MOST WEST, SOUTH LINE OF LOT 1 IN PECORA REALTY SUBDIVISION, AS RECORDED DECEMBER 14, 1972 AS DOCUMENT NUMBER R1972-076571, SAID MOST WEST, SOUTH LINE OF LOT 1 BEING 200 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE MOST WEST SOUTH LINE OF LOT 1 TO AN INTERNAL CORNER OF SAID LOT 1, SAID INTERNAL LINE BEING 200 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF SAID ILLINOIS STATE ROUTE 83;

THENCE SOUTH ALONG THE INTERNAL LOT LINE OF SAID LOT 1 TO THE MOST SOUTH, SOUTHWEST CORNER OF SAID LOT 1, SAID MOST SOUTH, SOUTHWEST CORNER OF LOT 1 ALSO BEING A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE TO THE SOUTHWEST CORNER OF LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA, AS RECORDED JULY 8, 1975 AS DOCUMENT NUMBER R1975-033298;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA TO THE NORTHWEST CORNER THEREOF;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF QUINCY STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF QUINCY STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE TO THE SOUTHEAST CORNER OF LOT 1 IN ROC INDUSTRIAL P.U.D., AS RECORDED JULY 28<sup>TH</sup>, 2016 AS DOCUMENT NUMBER R2016-078174;

THENCE NORtherly AND NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 IN ROC INDUSTRIAL P.U.D. TO THE NORTHEAST CORNER THEREOF;  
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN ROC INDUSTRIAL P.U.D. TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID QUINCY STREET;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF QUINCY STREET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 34 IN SAID WILLOWBROOK EXECUTIVE PLAZA;

THENCE WEST ALONG SAID EASTERLY EXTENSION, THE SOUTH LINE OF LOT 34 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET (AS WIDENED);

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID QUINCY STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF QUINCY STREET TO THE NORTHEAST CORNER OF LOT 1 IN WINGREN PLAZA SUBDIVISION, AS RECORDED DECEMBER 5, 1989 AS DOCUMENT NUMBER R1989-152944;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN WINGREN PLAZA SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 72<sup>ND</sup> COURT;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 72<sup>ND</sup> COURT TO A POINT ON THE WEST LINE OF LAKE WILLOW WAY CONDOMINIUM, AS RECORDED NOVEMBER 30, 1981 AS DOCUMENT NUMBER R1981-063247;

THENCE SOUTH ALONG SAID WEST LINE OF LAKE WILLOW WAY CONDOMINIUM TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 7 IN HINSDALE HIGHLAND ESTATES, AS RECORDED JUNE 23, 1954 AS DOCUMENT NUMBER R1954-720969;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7 AND THE NORTH LINE OF LOTS 8 AND 9 IN SAID HINSDALE HIGHLAND ESTATES TO THE NORTHEAST CORNER OF SAID LOT 9, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST LINE OF LOT 2 IN WILLOWBROOK CORPORATE CENTER UNIT #2 RESUBDIVISION, AS RECORDED NOVEMBER 6, 2013 AS DOCUMENT NUMBER R2013-152663;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 IN WILLOWBROOK CORPORATE CENTER UNIT #2 RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST AND SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 2 AND THE SOUTHEASTERLY EXTENSION TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WILLOWBROOK CENTRE PARKWAY;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WILLOWBROOK CENTRE PARKWAY TO THE NORTHWEST CORNER OF LOT 10 IN AFORESAID WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 10 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF AFORESAID LOT 9 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 9 TO THE POINT OF BEGINNING.

The Redevelopment Project Area is generally described as the parcels generally bounded by Illinois Route 83 (a/k/a Kingery Highway) to the west, 72<sup>nd</sup> Court to the north, Soper Road and Madison Street to the east, and the I-55 expressway to the south, and including all adjacent rights-of-way.

There will be considered at the public hearing the Redevelopment Plan and Project for the Redevelopment Project Area. The Redevelopment Plan as proposed is on file and available for public inspection during regular business hours at the office of the Village Clerk, 835 Midway Drive, Willowbrook, Illinois. The proposed Redevelopment Plan and Project includes the acquisition and conveyance of land in the Redevelopment Project Area, demolition, clearance and related site preparation activities, the construction, acquisition and installation of certain public works and improvements, if any, including, but not limited to, streets, storm sewers, water mains, sanitary sewers, traffic signalization, curbs, gutters, landscaping and parking facilities and related costs and expenses, and such other municipal powers, all as provided in the Tax Increment Allocation Redevelopment Act, as supplemented and amended.

Prior to the date of the public hearing, each taxing district having property in the proposed Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity (f/k/a Illinois Department of Commerce and Community Affairs) may submit written comments to the Village, to the attention of the Village Clerk, 835 Midway Drive, Willowbrook, Illinois, 60527. For further information regarding the Redevelopment Project Area, contact Brian Pabst, Village Administrator at the Willowbrook Village Hall (Ph. 630.323.8215).

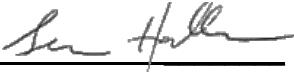
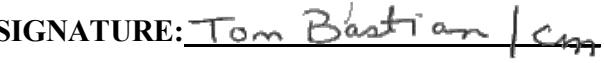
There is hereby convened a joint review board to consider the proposed approval of the Redevelopment Plan and Project designation of the Redevelopment Project Area and adoption of tax increment allocation financing therefor. The joint review board shall consist of a representative selected by each community college district; local elementary school district and high school district or each local community unit school district; park district; library district; township; fire protection district; and county that has authority to directly levy taxes on the property within the Redevelopment Project Area; a representative selected by the Village; and a public member selected in accordance with the Act. The first meeting of said joint review board shall be held at 2:00 p.m. on

the 1<sup>st</sup> day of November, 2021, at the Willowbrook Village Hall, 835 Midway Drive, Willowbrook, Illinois, 60527.

At the public hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area, and the adoption of tax increment allocation financing therefor. The hearing may be adjourned by the Mayor and Board of Trustees or continued without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

/s/ Deborah A. Hahn  
Village Clerk  
Village of Willowbrook

## VILLAGE OF WILLOWBROOK

<b>BOARD MEETING</b>	
<b>AGENDA ITEM - HISTORY/COMMENTARY</b>	
<b>ITEM TITLE:</b> MOTION: TO DIRECT STORINO RAMELLO AND DURKIN TO PROCEED WITH THE FILING OF AN ADMINISTRATIVE COMPLAINT WITH THE USEPA TO SEEK RECOVERY OF CERTAIN VILLAGE COSTS/EXPENSES UNDER THE FEDERAL TORT CLAIM ACT.	<b>AGENDA NO.</b> 7. <b>AGENDA DATE:</b> 09/27/21
<b>STAFF REVIEW:</b> Sean Halloran, Assistant Village Administrator <b>SIGNATURE:</b> 	
<b>LEGAL REVIEW:</b> Thomas Bastian, Village Attorney <b>SIGNATURE:</b> 	
<b>RECOMMENDED BY:</b> Brian Pabst, Village Administrator <b>SIGNATURE:</b> 	
<b>REVIEWED &amp; APPROVED BY COMMITTEE:</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>	
<b>ITEM COMMENTARY (BACKGROUND, DISCUSSION, KEY POINTS, RECOMMENDATIONS, ETC.)</b> The purpose of this memorandum is to provide an update on our work related to asserting an administrative claim with the United States Environmental Protection Agency (“USEPA”) for the recovery of the Village’s costs/expenses related to USEPA’s intentional inactivity involving ethylene oxide issues. In April 2021, the Office of Inspector General released a report outlining the intentional conduct of certain USEPA officials. As a result of the admissions contained in the April 2021 report, the Village has asked the Village attorney to examine whether the Village has a claim to seek recovery against USEPA.  Furthermore, staff has consulted with the law firm of Schiff Hardin regarding this issue. They have determined that the Village may pursue its claims through an administrative complaint filed first with the USEPA; the USEPA has six months to answer/reply to the complaint. If the USEPA does nothing in this 6-month period, it has the effect of a denial of the claim, and a “right to sue” letter will issue to pursue the complaint in the Federal Claims Court in Washington, D.C. However, the USEPA may also attempt to settle and resolve the case during this initial 6-month period. The costs/expenses the Village may seek must be directly related to the USEPA’s failures to act, such as the Village’s expenditures between August 2018 and March 2019 for environmental expert services and consultations.	
<b>ACTION PROPOSED:</b> Pass the Motion	

**VILLAGE OF WILLOWBROOK****BOARD MEETING****AGENDA ITEM - HISTORY/COMMENTARY**

<b>ITEM TITLE:</b> AN ORDINANCE AMENDING CHAPTER 9 ENTITLED "HOTELS; ROOMING HOUSES" OF TITLE 3 ENTITLED "BUSINESS REGULATIONS" OF THE VILLAGE CODE OF ORDINANCES OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS	<b>AGENDA NO.</b> 8.  <b>AGENDA DATE:</b> 09/27/21
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**STAFF REVIEW:** Sean Halloran, Asst. Village Administrator. **SIGNATURE:** 

**LEGAL REVIEW:** Thomas Bastian, Village Attorney **SIGNATURE:** 

**RECOMMENDED BY:** Brian Pabst, Village Administrator **SIGNATURE:** 

**REVIEWED & APPROVED BY COMMITTEE:** YES  NO  N/A

**ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER PERTINENT HISTORY)**

On November 23, 2020 the Board of Trustees approved an ordinance that amended Chapter 9 Hotel/Motel with the following changes:

- Clarifies various definitions.
- Provides for an annual inspection to determine whether the hotel or motel complies with the minimum standards for property maintenance, buildings, sanitation, fire prevention and public health and safety and makes it a requirement through the business license process.
- Provides a process for suspension of business operations, revocation of license, prosecution and other penalties, hearing procedures and hearing costs.
- Prohibits licenses to owners that have been convicted of any crime involving moral turpitude, or any offense involving gambling, prostitution, a violation of the Illinois Controlled Substances Act or any other felony offense.
- Provides for the establishment to keep a register of guests. This register shall contain the name, legal residence, make, year and license of car – if any, number and names of persons occupying the rooms, the number or numbers of the room or rooms assigned to the guest or guests and the date of arrival and departure and that register of guests shall only be available to law enforcement officers for a period of not less than three years.

**ITEM COMMENTARY (BACKGROUND, DISCUSSION, KEY POINTS, RECOMMENDATIONS, ETC.)**

While the amendment to Chapter 9 was significant, staff has recently been made aware of key regulations that can deter crime in hotels. After consultation with other communities and Village Attorney, staff recommended an ordinance that outlines several steps for a Hotel or Motel to take in order to be in compliance in the Village. The ideas for a proposed ordinance came from Police, Building and the Village Administrator's Office. This new regulation also came from other municipalities that have faced similar situations with regards to their Hotels and Motels. The proposed ordinance is designed to reduce crime and call for service activity at hotels.

The proposed ordinance includes the following provisions.

- Parking lot illumination and security requirements
- Video surveillance system requirements in common areas
- Restricted access or monitoring of public points of entry between 9pm and 6am
- Limiting the length of stay to 28 days, with exceptions made for corporate contracts and emergency situations
- Limiting room occupancy and congregation of occupants (exceptions for hospitality suites and other special circumstances)
- Curfew enforcement of juveniles in common areas

**ACTION PROPOSED:** Pass the Ordinance.

**ORDINANCE NO. 21-O-\_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 9 ENTITLED "HOTELS; ROOMING HOUSES" OF TITLE 3 ENTITLED "BUSINESS REGULATIONS" OF THE VILLAGE CODE OF ORDINANCES OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS**

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**WHEREAS**, the Village Laws and Ordinance Committee has conducted a comprehensive review of the Village's "Hotel/Motel" Ordinance; and

**WHEREAS**, upon completion of its review of the Village "Hotel/Motel" Ordinance, the Village Laws and Ordinance Committee has recommended to the corporate authorities of the Village that the "Hotel/Motel" Ordinance be amended in the manner hereinafter set forth.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, that Chapter 9 entitled "Hotels; Rooming Houses" of Title 3 entitled "Business Regulations" of the Village Code of Ordinances of the Village of Willowbrook, DuPage County, Illinois, as amended, is hereby further amended, in its entirety, to read as follows:

**SECTION ONE: CHAPTER 9 HOTELS/MOTELS:**

**3-9-1 - DEFINITIONS:**

**"GUEST"** means a person who exercises occupancy or is entitled to occupancy in a hotel or motel by reason of concession, permit, right of access, license or other agreement.

**"HOTEL"** means any public or private space or structure which provides a common entrance, including, but not limited to, any inn, hostelry, tourist home, bed and breakfast, lodging house or motel rooming house offering to the public space for sleeping or overnight accommodations, with or without meals, in exchange for rent. Hotel includes the parking lot and other common areas of the hotel. Hotel does not include living accommodations provided at any governmental or nonprofit institution in connection with the functions of that institution.

**"IDENTIFICATION DOCUMENT"** means a document that contains the name, date of birth, description and picture of a person, issued by the federal government, the State of Illinois,

another state, a county or municipal government subdivision or one of their agencies, including, but not limited to: a motor vehicle operator's license, a state issued identification card, or an identification card issued to a member of the Armed Forces. Identification document also includes a passport issued by a foreign government or a consular identification card, issued by a foreign government to any of its citizens and nationals, which has been approved by the Village as valid identification.

**"MOTEL"** means any building or structure consisting of a minimum of twenty-five (25) rooms, used for lodging the public, especially transients, where sleeping or lodging accommodations, with or without meals, are furnished for compensation, which provides the guests and lodgers thereof ready access to their automobiles or other motor vehicles.

**"OCCUPANCY"** means the use or possession, or the right to the use or possession, of any room in any hotel.

**"OPERATOR"** means the person who is either the proprietor of the hotel or any other person who has the right to rent rooms within the hotel or motel, whether in the capacity of owner, manager, lessee, mortgagee in possession, licensee, employee or in any other capacity.

**"RECORD"** means written documentation of information about a guest. A record may be maintained electronically, in a book or on cards.

**"RENT"** means the consideration charged, whether or not received, for the occupancy of a room in a hotel or motel valued in money, whether to be received in money, goods, labor or otherwise, including all receipts, cash, credits and property and services of any kind or nature.

**"RESERVATION"** means a request to hold a room for a potential guest that includes the following information and is documented in writing: (i) the potential guest's name and contact information; and (ii) the date and time when the contact was made.

**"ROOM"** means any portion of a hotel or motel, which is designed, used or intended for occupancy by a person for temporary lodging or sleeping purposes.

**"VEHICLE"** means any car, truck, trailer, motorcycle, or other machinery used for transporting people or goods and is normally required to be registered with a state in order to be legally operated or towed on a public roadway.

**"VISITOR"** shall mean a person, who is not a guest and who is on the premises of a hotel or motel at the invitation of a guest, but without the express permission of the owner, operator, keeper or proprietor of the hotel or motel.

### **3-9-2 - BUILDING CODE APPLICABLE:**

No building hereafter constructed shall be occupied or used as a hotel or lodging house and no building or portion thereof not now so used shall be converted into or used for a hotel or motel

unless, in addition to all other requirements of this Code, the building conforms to the requirements of the Building Code and all adopted codes of the Village.

**3-9-3 - LICENSE REQUIRED:**

- (A) It shall be unlawful for any person, firm, corporation, partnership or any other entity to conduct, manage, keep or operate a hotel or motel without having first obtained a license therefore.
- (B) No license, pursuant to this chapter, shall be issued without a valid certificate of occupancy having been issued for the structure by the building official of the Village.
- (C) No license shall be issued to any applicant if any manager, owner or person owing more than five percent (5%) of the shares of stock in the hotel or motel has, within seven (7) years next preceding submission of an application for a hotel or motel license, has been convicted of any crime involving moral turpitude, or any offense involving gambling, prostitution, a violation of the Illinois Controlled Substances Act or any other felony offense as provided by the Illinois Criminal Code of 2012 (720 ILCS 5/1-1, *et seq.*).

**3-9-4 - LICENSE APPLICATION:**

Each applicant for a license to operate or maintain a hotel or motel shall file an application with the Village Clerk stating therein the name and address of: (a) the franchisor (if any); (b) owner and any shareholder, member or partner of the owner owning more than five percent (5%) of the owner; (c) any manager or assistant manager of the owner having charge of the management or control of the premises, name and address of the manager, assistant manager; location of the hotel or motel, the number of rooms to be available; the maximum number of persons and vehicles to be accommodated; and whether or not kitchen facilities are afforded and, if so, the number and location of each such unit. Unless the application shall have been previously presented and approved, the application shall be accompanied by plans of the hotel or motel drawn by a licensed architect, showing the proposed or existing locations of all buildings, rooms, fire spaces, stairs, windows, toilets, type of heating, sewer connections, driveways and other improvements.

The application shall be filed with the Village Clerk or his/her designee who shall refer the application to the building official for investigation to be made to determine whether the building or premises in which such hotel or motel is to be operated complies to the requirements of this Code and all Village adopted codes regarding construction, sanitation and public health and safety. If the Village Clerk or his/her designee approves the application, license shall be issued upon payment of the prescribed fee.

### **3-9-5 - LICENSE FEES:**

The annual license fee and any applicable prorated annual license fees for a hotel or motel shall be as set forth in Section 3-1A-1 of this Title.

### **3-9-6 – INSPECTIONS:**

Every hotel and motel located within the Village shall be subject to an annual inspection by the building official or his/her designee to determine whether the hotel or motel complies with the minimum standards for property maintenance, buildings, sanitation, fire prevention and public health and safety as set forth in the Village Code and all adopted codes. Hotels and motels that do not meet the minimum standards as set forth in the Village Code and all adopted codes are subject to re-inspection(s) and additional re-inspection fees.

### **3-9-7 - TRAINING OF EMPLOYEES:**

The owner or proprietor of a hotel or motel shall take all reasonable steps, including, but not limited to, providing training regarding the provisions of this chapter to ensure that the person(s) who checks a person into the hotel or motel complies with the provisions of this chapter. A person who has not been trained shall not be assigned to check persons into the hotel or motel.

### **3-9-8 - ENTRY DOORS:**

For every hotel or motel permitted for construction after the date of adoption and codification of this Chapter 9, all public-facing entry points to the premises must require a magnetic or electronic keycard/locking device for access. Within one hundred eighty (180) days after the effective date of the ordinance and codification of this Chapter 9, all public facing entry point doors for any hotel or motel, shall have operating automatic closures, key entry and shall remain locked at all times between the hours of 9:00 p.m. and 6:00 a.m. Additionally, all entry point doors shall be equipped with an alarm or other device that will alert hotel or motel attendants, or other employees that the door has been opened or remains open. These requirements are not applicable to entry points that enter directly into the lobby of the hotel or motel, provided the lobby is manned by a bona fide employee of the hotel or motel twenty-four (24) hours a day. These requirements are also not applicable to entry points that enter directly into a banquet hall, conference room, or other facility utilized for a special event or meeting hosted by a hotel or motel, provided there is a bona fide employee staffing the banquet hall, conference room, or other facility utilized for the duration of that event.

### **3-9-9 - HOURLY RENTALS:**

It shall be unlawful for any owner, operator, keeper or proprietor of a hotel or motel to provide lodging at an hourly rate.

### **3-9-10 - RENTAL OF ROOMS TO PERSONS UNDER THE AGE OF TWENTY-ONE YEARS:**

- (A) It shall be unlawful for any owner, operator, keeper or proprietor of a hotel or motel to rent or let a room to any individual under the age of twenty-one (21) years.
- (B) Exception: A hotel or motel may rent a room to a person under the age of twenty-one (21) years, if said individual is part of an organized group, convention, corporate meeting, pageant or other major contracted booking at the hotel or motel, and a copy of the contract is on file at the hotel or motel and available for inspection by Village officials.

### **3-9-11 - HOUSEKEEPING SERVICES:**

All hotels and motels shall provide housekeeping services, including, but not limited to, room cleaning, linen change and towel service no less than once every seven (7) days, and any time prior to a new guest checking in to a room.

### **3-9-12 - MAXIMUM STAY LENGTH:**

- (A) No hotel or motel located within the Village shall allow any person to occupy such facility for more than twenty-eight (28) consecutive days unless otherwise permitted in this section. No guest residing for more than twenty-eight (28) consecutive days shall begin a new rental agreement with the hotel or motel, without at least a two-day vacancy between stays.
- (B) No hotel or motel, located within the Village shall allow any person to occupy such hotel or motel, as his or her permanent residence, and/or to utilize the hotel or motel address as his or her mailing address.
- (C) Exceptions: Notwithstanding subsections (A) and (B) of this section 3-9-12, a stay in excess of twenty-eight (28) consecutive days, or utilizing the hotel or motel as a mailing address by a guest shall be permitted in the following situations:
  - (1) Where there is a written contract or documented agreement between a hotel or motel and a business, corporation, firm or governmental agency to house employees or individuals on valid work orders;
  - (2) Where there is documentation, consistent with HIPPA privacy rules, that a hotel or motel guest is considered family or is providing care for a patient who has been admitted to a local hospital, or other care facility; and

- (3) When an insurance company or federal, state or local agency has provided documentation that a hotel or motel guest has been displaced from their home by a natural disaster, fire or other catastrophic event.

**3-9-13 – RECREATION AREAS:**

- (A) All hotels and motels constructed after the effective date of the ordinance shall provide a minimum of five hundred (500) square feet in common areas for recreational use by guests. In computing the five hundred (500) square feet requirement, swimming pools, fitness or recreation centers, patios, terraces, and other recreational facilities in common areas may be used in determining the square footage required by this subsection. (B) Gas, electric or charcoal grilling is prohibited on all patios, terraces, swimming pools, parking lots and in all other outdoor common areas of all hotels and motels.

**3-9-14 – ADDITIONAL RESPONSIBILITIES OF ALL HOTELS AND MOTELS:**

- (A) Every owner, operator, on-duty manager, keeper or proprietor of any hotel or motel shall, without delay, report violations of law to the Village of Willowbrook Police Department when such violations are either witnessed or made known to hotel or motel management by an employee, guest, visitor or other person on the premises. Every employee or agent of a hotel or motel shall immediately, upon witnessing or becoming aware of violations of law or emergencies, report such incident to hotel or motel management.
- (B) Every owner, operator, keeper or proprietor of any hotel or motel, shall, at all times, maintain a manager on duty or on-call capable of assisting, communicating, and cooperating with the police or other law enforcement officials in maintaining the public health, welfare, and safety.
- (C) All information required to be procured and kept pursuant to this chapter shall be kept strictly confidential in accordance with all state and federal laws and shall not be provided to any person except to a federal or state law enforcement officer or to any officer empowered to enforce this chapter, or as otherwise provided by law.
- (D) All information required to be procured and kept pursuant to this chapter shall be provided to any federal or state law enforcement officers, or local sworn enforcement officers, upon demand, and in no event later than twenty-four (24) hours after demand by the officer and a representation by said officer that a reasonable suspicion exists that such information is relevant to a then-pending inquiry or investigation, criminal or otherwise. Nothing in this requirement shall be construed as giving any such officer any greater right or license to enter a room or

invade privacy than the officer shall otherwise possess as a matter of law, probable cause, constitutional law, statutory right, or warrant.

(E) Every owner, operator, keeper or proprietor of any hotel or motel shall keep a record of all rental agreements between the hotel or motel, and all guests and their visitors, and make these records available to the Village within a reasonable time upon request. For the purposes of this section, the term "record" shall mean the hotel or motel's electronic guest registration system which stores guest identifying information. In the event the hotel or motel does not have an electronic guest registration system, the hotel or motel shall record the guest and any visitor's information in a paper record or reservation book. The following information, at a minimum, must be recorded at the time of registration and maintained for a period of no less than one (1) year after the rental agreement's termination:

- (1) The full name, phone number, and home address of each overnight registered guest;
- (2) The make, type and license number of the guest's vehicle if the vehicle will be parked on hotel or motel premises;
- (3) The day, month, year and time of arrival of each guest;
- (4) The number or other identifying symbol of location of the room rented or assigned each guest;
- (5) The date that each guest is scheduled to depart;
- (6) The rate charged and amount collected for rental of the room assigned to each guest;
- (7) The method of payment for the room;
- (8) The full name of the person checking in the guest; and
- (9) Documentation used to verify a stay in excess of twenty-eight (28) consecutive days as provided in subsection 3-9-12(C).

(F) No person shall procure or provide lodging in any hotel or motel, or any services therefrom, through misrepresentation or production of false identification, or identification which misrepresents the identity of the person procuring or sharing in such lodging or service.

### **3-9-15 – MAXIMUM OCCUPANCY:**

- (A) No operator, owner, keeper, or proprietor of any hotel or motel shall rent, provide a room or permit the number of persons to exceed the maximum occupancy for each room as provided within the particular rental unit or room. The maximum occupancy number of persons, per room, shall be posted in each room.
- (B) No operator, owner, keeper, or proprietor, guest, or visitor of any hotel or motel shall be allowed to congregate within any room or single rental unit a number of persons which is greater than two (2) times the number of persons for whom sleeping accommodations are provided within the single room or rental unit, except when temporarily designated as a hospitality suite by the hotel or motel.

### **3-9-16 - VIDEO SURVEILLANCE:**

- (A) For the purpose of this section, "video surveillance system" (VSS) means a continuous digital surveillance system including cameras, cabling, monitors, and digital video recorders (DVR).
- (B) Every owner, operator, keeper or proprietor of any new or existing hotel or motel is required to install a VSS within one hundred eighty (180) days of the effective date of this chapter. All hotels or motels which have installed a VSS prior to the effective date of this chapter, shall ensure said systems are in full compliance with this section and shall request an approval assessment from the Village within one hundred eighty (180) days of the effective date of this ordinance.
- (C) All VSS shall be maintained in proper working order at all times, be kept in continuous operation twenty-four (24) hours a day, seven (7) days a week, and meet the minimum technological standards established in this section. All hotels and motels shall retain the continuous digital images recorded by this system for no less than thirty (30) days.
- (D) All VSS shall have no less than one (1) camera dedicated to each register or check-in and out clerk or kiosk, entrance/exit, elevator, stairway, lobby, swimming pool area, exercise facility, loading dock, and entire parking lot(s) or area(s) designated for customer and/or employee parking use. The placement of cameras included in VSS required under this section must be approved by the Village. The Village shall conduct an assessment of each site required to install a VSS prior to installation of said system, and upon approval will issue an approval notice which will be placed in plain view inside the common area of each hotel and motel. Approval notices shall also inform customers and employees of the presence of the VSS. Existing VSS at any hotel or motel, as of the effective date of this chapter, will be evaluated to ensure full compliance with this section.

- (E) The VSS shall be subject to regular inspection by the Village staff, who shall be authorized to inspect any such system, at reasonable times to determine whether the VSS conforms to this section, and all other Village Codes. If the VSS does not conform, the hotel or motel, in question, shall take immediate steps to bring the VSS into compliance with this section and all other Village Codes.
- (F) The Village shall develop, maintain and publish VSS standards that provide the minimum standards for VSS equipment, installation, and maintenance. Any new standards or changes to existing standards will be issued in conjunction with annual business license renewal notices and become effective on May 1 of each year.

### **3-9-17 - UNLAWFUL OPERATION DECLARED A PUBLIC NUISANCE:**

Any hotel or motel operated, conducted or maintained contrary to the provisions of this chapter is hereby declared to be unlawful and a public nuisance. The Village may, in addition, or in lieu of all other remedies, commence actions or proceedings in the Circuit Court of the Eighteenth Judicial Circuit for abatement, removal or enjoinder thereof, in the manner provided by state law and this Code.

### **3-9-18 - PENALTIES:**

Any person found guilty or liable of a violation of this chapter by a court or other adjudicative body shall be guilty of a business offense and shall be fined in an amount not less than four hundred dollars (\$400.00) and not more than one thousand dollars (\$1,000.00) for each violation. Each day that a violation is found to exist shall constitute a separate offense.

### **3-9-19 - SUSPENSION; REVOCATION OF LICENSE:**

#### **(A) Suspension of Business Operations:**

1. When the conduct or operation of any hotel or motel, whether licensed or unlicensed, shall constitute a nuisance in fact or a clear and present danger to the public health, safety, or general welfare, the Village Administrator shall be authorized to summarily order the cessation of business and the closing of the premises for a period not to exceed ten (10) days; and
2. Within eight (8) days after a license is suspended, the Village Administrator shall convene a hearing as provided in Subsection D of this Section for the purpose of determining whether or not the license or permit should be revoked or further suspended.

(B) Revocation of License:

1. Hotel and motel licenses issued by the Village may be suspended for up to thirty (30) days or revoked by the Village Administrator after notice and hearing as provided in subsection D of this section for any of the following causes:
  - a. Any fraud, misrepresentation, or false statement contained in the application for the license;
  - b. Failure by the applicant to comply with any provision of this Code or any Statutes of the State relating to the business, occupation, or activity of the license;
  - c. Conviction of the applicant of any felony or of a misdemeanor where such conviction indicates their inability to operate a safe, honest, and legitimate business separation within the Village;
  - d. Failure of the licensee or permittee to pay, after notice, any judgment, fine, penalty, tax or other indebtedness or charge due and owing to the Village.
  - e. Any deceptive trade practices as defined by State or Federal law or regulation and shall comply with all applicable laws and regulations regarding consumer protection and deceptive trade practices;
  - f. Failure to comply with all Village Zoning, Building, Fire and Health Codes, and ordinances, as well as all other application Village codes, ordinances, rules, and regulations and failure to maintain the premises in good repair, free of litter and debris and in a safe condition for employees, customers and other persons present therein or thereon; and
  - g. Refusal to permit an inspection or any interference with a duly authorized Village officer or employee while in the reasonable performance of his duties in making such inspections.

(C) Prosecution and Other Penalties: Such revocation, if ordered, shall not preclude prosecution and imposition of any other penalties as provided for the violation of other provisions of this chapter, other ordinances of the Village or state law. No person whose license has been revoked shall be eligible for a new license during the period for which the original license was originally issued.

(D) Hearing Procedures:

1. Notice:
  - a. Notice of a hearing shall set forth, specifically, the grounds of the complaint and the time and place of the hearing;
  - b. Such notice shall be served by certified mail (return receipt requested) to the licensee at his last known residence or business address, at least five (5) days prior to the date set for the hearing or personally served on the licensee at least three (3) days prior to the date set for the hearing;
  - c. If the licensee shall request a continuance in the date of the hearing, any suspension in effect shall be continued until the continued hearing date; and
  - d. All pleadings, motions, notices, and orders shall be filed with the Village Clerk.
2. Procedural Rules:
  - a. Prior to the beginning of any hearing, the Village Administrator may adopt additional procedural rules as may be necessary for that hearing;
  - b. At that hearing, the licensee shall be permitted counsel and shall have the right to respond, present evidence, and cross examine witnesses;
  - c. All proceedings shall be stenographically or electronically recorded;
  - d. Irrelevant, immaterial, or unduly repetitious evidence shall be excluded. The rules of evidence as applied in civil cases in the circuit courts of the state shall not apply. Evidence not admissible under those rules of evidence may be admitted, however, if it is of a type commonly relied upon by reasonably prudent men in the conduct of their affairs. Objections to evidentiary offers may be made and shall be noted in the record;
  - e. No discovery procedure shall be used prior to a hearing except by leave of the Village Manager who shall supervise all of any part of any discovery procedures;

- f. The standard for proof of hearings shall be by the preponderance of the evidence; and
- g. The Village Administrator shall preside and render the decision within a reasonable time after the conclusion of the hearing, but not later than fourteen (14) days after the conclusion of the hearing. The decision shall be in writing and shall summarize the evidence and state the reasons for the decision.

3. Hearing Costs:

- a. Any hotel or motel licensee whose license is suspended or revoked, or a hotel or motel business that operates without a license, shall pay to the Village the costs of the hearing before the Village Administrator. The Village Administrator shall determine the costs incurred by the Village for said hearing, including, but not limited to, court reporter fees, the costs of transcripts or records, attorney fees, the cost of preparing the mailing notices and orders, and all other miscellaneous expenses incurred by the Village or such lesser sum as the Village Manager may allow; and
- b. The licensee shall pay said costs to the village within thirty (30) days of notification of the costs by the Village Administrator. Failure to pay said costs within thirty (30) days of notification is a violation of this section and may be cause of license suspension or revocation, or the levy of a fine.

(E) Any licensee aggrieved by the decision of the Village Administrator may, within fourteen (14) days of service of the Village Administrator's decision, appeal such adverse decision to the Village Board of Trustees. The Village Board of Trustees shall, by a majority vote of the trustees sustain or reverse the decision of the Village Administrator. The decision of the Village Board of Trustees shall be final.

**SECTION TWO:** Any ordinance or portion of any ordinance in conflict with the provisions of this Ordinance is hereby repealed solely to the extent of said conflict.

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**SECTION THREE:** This Ordinance shall be in full force and effect ten (10) days from and after its passage and approval and publication in the manner provided by law.

**PASSED** and **APPROVED** this 27<sup>th</sup> day of September, 2021 by a ROLL CALL VOTE as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTENTIONS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED:

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Frank A. Trilla, Mayor

ATTEST:

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Deborah A. Hahn, Village Clerk

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**ORDINANCE NO. 21-O**

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**AN ORDINANCE AMENDING CHAPTER 9 ENTITLED  
“HOTELS; ROOMING HOUSES” OF TITLE 3 ENTITLED  
“BUSINESS REGULATIONS” OF THE VILLAGE CODE OF  
ORDINANCES OF THE VILLAGE OF WILLOWBROOK,  
DUPage COUNTY, ILLINOIS ATTACHMENT 1**

**WHEREAS**, the Village Laws and Ordinance Committee has conducted a comprehensive review of the Village’s “Hotel/Motel” Ordinance; and

**WHEREAS**, upon completion of its review of the Village “Hotel/Motel” Ordinance, the Village Laws and Ordinance Committee has recommended to the corporate authorities of the Village that the “Hotel/Motel” Ordinance be amended in the manner hereinafter set forth.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, that Chapter 9 entitled “Hotels; Rooming Houses” of Title 3 entitled “Business Regulations” of the Village Code of Ordinances of the Village of Willowbrook, DuPage County, Illinois, as amended, is hereby further amended, in its entirety, to read as follows:

**SECTION ONE: CHAPTER 9 HOTELS; HOTELS/MOTELS:**

**§ 129C.013-9-1 - DEFINITIONS:**

**“EXTENDED STAY HOTEL”** shall, for the purpose of this chapter, mean a hotel which offers services and facilities designed to appeal to longer term guests, such as laundry and kitchen facilities, and may quote rates on a weekly or monthly basis.

**“GUEST”** means a person who exercises occupancy or is entitled to occupancy in a hotel or motel by reason of concession, permit, right of access, license or other agreement.

**“HOTEL”** means any public or private space or structure which provides a common entrance, including, but not limited to, any inn, hostelry, tourist home, motel, bed and breakfast, lodging house or motel rooming house offering to the public space for sleeping or overnight accommodations, with or without

meals, in exchange for rent. Hotel includes the parking lot and other common areas of the hotel. Hotel does not include living accommodations provided at any governmental or nonprofit institution in connection with the functions of that institution.

**"IDENTIFICATION DOCUMENT"** means a document that contains the name, date of birth, description and picture of a person, issued by the federal government, the State of Illinois, another state, a county or municipal government subdivision or one of their agencies, including, but not limited to: a motor vehicle operator's license, ~~an state issued~~ identification card, or an identification card issued to a member of the Armed Forces. Identification document also includes a passport issued by a foreign government or a consular identification card, issued by a foreign government to any of its citizens and nationals, which has been approved by the ~~Village~~ as valid identification.

**"MOTEL"** means any building or structure consisting of a minimum of twenty-five (25) rooms, used for lodging the public, especially transients, where sleeping or lodging accommodations, with or without meals, are furnished for compensation, which provides the guests and lodgers thereof ready access to their automobiles or other motor vehicles.

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**"OCCUPANCY"** means the use or possession, or the right to the use or possession, of any room in any hotel.

**"OPERATOR"** means the person who is either the proprietor of the hotel or any other person who has the right to rent rooms within the hotel or motel, whether in the capacity of owner, manager, lessee, mortgagee in possession, licensee, employee or in any other capacity.

**"RECORD"** means written documentation of information about a guest. A record may be maintained electronically, in a book or on cards.

**"RENT"** means the consideration charged, whether or not received, for the occupancy of a room in a hotel or motel valued in money, whether to be received in money, goods, labor or otherwise, including all receipts, cash, credits and property and services of any kind or nature.

**"RESERVATION"** means a request to hold a room for a potential guest that includes the following information and is documented in writing: (i) the potential guest's name and contact information; and (ii) the date and time when the contact was made.

**"ROOM"** means any portion of a hotel or motel, which is designed, used or intended for occupancy by a person for temporary lodging or sleeping purposes.

**"VEHICLE"** means any car, truck, trailer, motorcycle, or other machinery used for transporting people or goods and is normally required to be registered with a state in order to be legally operated or towed on a public roadway.

**"VISITOR"** shall mean a person, who is not a guest, ~~and~~ who is on the premises of a hotel, ~~or~~ motel ~~or extended stay hotel~~ at the invitation of a guest, but without the express permission of the owner, operator, keeper or proprietor of the hotel, or motel or extended stay hotel.

(Ord. 21-075, passed 7-27-2021)

### **3-9-2 - BUILDING CODE APPLICABLE:**

No building hereafter constructed shall be occupied or used as a hotel or lodging house and no building or portion thereof not now so used shall be converted into or used for a hotel or motel unless, in addition to all other requirements of this Code, the building conforms to the requirements of the Building Code and all adopted codes of the Village.

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### **3-9-3 - LICENSE REQUIRED:**

(A) It shall be unlawful for any person, firm, corporation, partnership or any other entity to conduct, manage, keep or operate a hotel or motel without having first obtained a license therefore.

(B) No license, pursuant to this chapter, shall be issued without a valid certificate of occupancy having been issued for the structure by the building official of the Village.

(C) No license shall be issued to any applicant if any manager, owner or person owing more than five percent (5%) of the shares of stock in the hotel or motel has, within seven (7) years next preceding submission of an application for a hotel or motel license, has been convicted of any crime involving moral turpitude, or any offense involving gambling, prostitution, a violation of the Illinois Controlled Substances Act or any other felony offense as provided by the Illinois Criminal Code of 2012 (720 ILCS 5/1-1, et seq.).

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### **3-9-4 - LICENSE APPLICATION:**

Each applicant for a license to operate or maintain a hotel or motel shall file an application with the Village Clerk stating therein the name and address of: (a) the franchisor (if any); (b) owner and any shareholder, member or partner of the owner owning more than five percent (5%) of the owner; (c) any manager or assistant manager of the owner having charge of the management or control of the premises, name and address of the manager, assistant manager; location of the hotel or motel, the number of rooms to be available; the maximum number of persons and vehicles to be accommodated; and whether or not kitchen facilities are afforded and, if so, the number and location of each such unit. Unless the application shall have been previously presented and approved, the application shall be accompanied by plans of the hotel or motel drawn by a licensed architect, showing the proposed or existing locations of all buildings, rooms, fire spaces, stairs, windows, toilets, type of heating, sewer connections, driveways and other improvements.

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The application shall be filed with the Village Clerk or his/her designee who shall refer the application to the building official for investigation to be made to determine whether the building or premises in which such hotel or motel is to be operated complies to the requirements of this Code and all Village adopted codes regarding construction, sanitation and public health and safety. If the Village Clerk or his/her designee approves the application, license shall be issued upon payment of the prescribed fee.

### **3-9-5 - LICENSE FEES:**

The annual license fee and any applicable prorated annual license fees for a hotel or motel shall be as set forth in Section 3-1A-1 of this Title.

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### **3-9-6 – INSPECTIONS:**

Every hotel and motel located within the Village shall be subject to an annual inspection by the building official or his/her designee to determine whether the hotel or motel complies with the minimum standards for property maintenance, buildings, sanitation, fire prevention and public health and safety as set forth in the Village Code and all adopted codes. Hotels and motels that do not meet the minimum standards as set forth in the Village Code and all adopted codes are subject to re-inspection(s) and additional re-inspection fees.

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### **§ 129C.02 3-9-7 - TRAINING OF EMPLOYEES:**

The owner or proprietor of a hotel, or motel or extended stay hotel shall take all reasonable steps, including, but not limited to, providing training regarding this section to the provisions of this chapter to ensure that the person(s) who checks a person into the hotel or motel complies with the provisions of this section chapter. A person who has not been trained shall not be assigned to check persons into the hotel or motel.

(Ord. 21-075, passed 7 27 2021)

### **§ 129C.033-9-8 - ENTRY DOORS:**

For anyevery hotel, or motel, or extended stay hotel permitted for construction after the date of adoption and codification of the ordinance codified in of this eChapter 9, anyall public-facing entry points to the premises must require a magnetic or electronic keycard/locking device for access. Within one hundred eighty (180) days after the effective date of the ordinance codified herein and codification of this Chapter 9, all public facing entry point doors for any hotel, or motel, or extended stay hotel shall have operating automatic closures, key entry and shall remain locked at all times between the hours of 9:00 p.m. and 6:00 a.m. Additionally, all entry point doors shall be equipped with an alarm or other device that will alert hotel, or motel, or extended stay hotel security, attendants, or other employees that the door has been opened or remains open. These requirements are not applicable to entry points that enter directly into the lobby of the hotel, or motel, or extended stay hotel as long provided as the lobby is manned by a bona fide employee of the hotel or motel twenty-four (24) hours a day. These requirements are also not applicable to entry points that enter directly into a banquet hall, conference room, or other facility utilized for a special event or meeting hosted by a hotel, or motel, or extended stay hotel as long as provided there is a bona fide employee staffing the banquet hall, conference room, or other facility utilized for the duration of that event.

(Ord. 21-075, passed 7 27 2021)

### **§ 129C.04 3-9-9 - HOURLY RENTALS:**

NoIt shall be unlawful for any owner, operator, keeper or proprietor of a hotel, or motel, or extended stay hotel shall to provide lodging at an hourly rate.

(Ord. 21-075, passed 7 27 2021)

**§ 129C.05 3-9-10 - RENTAL OF ROOMS TO PERSONS UNDER THE AGE OF TWENTY-ONE YEARS:**

(A) It shall be unlawful for any owner, operator, keeper or proprietor of a hotel, or ~~extended stay hotel~~ to rent or let a room to any individual under the age of twenty-one (21) years.

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(B) Exception: A hotel, or ~~extended stay hotel~~ may rent a room to a person under the age of twenty-one (21) years, if said individual is part of an organized group, convention, corporate meeting, pageant or other major contracted booking at the hotel, or ~~extended stay hotel~~ and a copy of the contract is on file at the hotel or motel and available for inspection by Village of Schaumburg representatives of officials.

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(Ord. 21-075, passed 7-27-2021)

**§ 129C.06 3-9-11 - HOUSEKEEPING SERVICES:**

All hotels, and motels or extended stay hotels shall provide housekeeping services, including, but not limited to, room cleaning, linen change and towel service ~~a minimum no less than of~~ once every seven (7) days, and any time prior to a new guest checking in to a room.

(Ord. 21-075, passed 7-27-2021)

**§ 129C.07 3-9-12 - MAXIMUM STAY LENGTH:**

- (A) No hotel, or ~~extended stay hotel~~ located within the Village shall allow any person to occupy such facility for more than twenty-eight (28) consecutive days unless otherwise permitted in this section. No guest residing for more than twenty-eight (28) consecutive days shall begin a new rental agreement with the hotel, or ~~extended stay hotel~~ without at least a two-day vacancy between stays.
- (B) No hotel, or ~~extended stay hotel~~ located within the Village shall allow any person to occupy such hotel, or ~~extended stay hotel~~ as his or her permanent residence, and/or to utilize the hotel, or ~~extended stay hotel~~ address as his or her mailing address.
- (C) Exceptions: Notwithstanding subsections (A) and (B) of section 129C.08 this section 3-9-12, a stay in excess of twenty-eight (28) consecutive days, or utilizing the hotel, or ~~extended stay hotel~~ as a mailing address by a guest may occur shall be permitted in the following situations:
  - (1) Where there is a written contract or documented agreement between a hotel, or ~~extended stay hotel~~ and a business, corporation, firm or governmental agency to house employees or individuals on valid work orders;

(2) Where there is documentation, consistent with HIPPA privacy rules, that a hotel or motel guest is considered family or is providing care for a patient who is has been admitted to a local hospital, or other care facility; and

(3) When an insurance company or federal, state or local agency has provided documentation that a hotel or motel guest has been displaced from their home by a natural disasteror, fire or other catastrophic event;

(4) Where there is a written contract or documented agreement between a hotel, motel, or extended stay hotel and an organization to provide emergency or transitional housing/shelter.

(D) All hotels, motels, and extended stay hotels are required to comply with all applicable provisions of this Code.

**3-9-13 – RECREATION AREAS:**

(EA) All hotels, and motels, and extended stay hotels constructed after the effective date of the ordinance, codified in this chapter, must shall provide a minimum of one thousand five hundred (1,000500) square feet in common areas for recreational use by guests. In computing the one thousand five hundred (1,000500) square feet requirement, swimming pools, fitness or recreation centers, patios, terraces, and other recreational facilities in common areas may be used in determining the square footage required by this subsection. An extended stay hotel is considered constructed only after a certificate of occupancy is issued.

(B) Gas, electric or charcoal grilling is prohibited on all patios, terraces, swimming pools, parking lots and in all other outdoor common areas of all hotels and motels.

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(Ord. 21-075, passed 7-27-2021)

**§ 129C.08 3-9-14 – ADDITIONAL RESPONSIBILITIES OF ALL HOTELS AND MOTELS.:**

(A) Every owner, operator, on-duty manager, keeper or proprietor of any hotel, or motel, or extended stay hotel shall, without delay, report violations of law to the Village of Schaumburg Willowbrook Police Department that were when such violations are either witnessed or made known to them hotel or motel management by an employee, guest, visitor or other person on the premises. Every employee or agent of a hotel or motel shall immediately, upon witnessing or becoming aware of violations of law or emergencies, report such incident to hotel or motel management.

(B) Every owner, operator, keeper or proprietor of any hotel, or motel, or extended stay hotel shall, at all times, maintain a manager on duty or on-call capable of assisting, communicating, and cooperating with the police or other law enforcement officials in maintaining the public health, welfare, and safety.

(C) All information required to be procured and kept pursuant to this article chapter shall be kept strictly confidential in accordance with all state and federal laws and shall not be provided to

any person except to a federal or state law enforcement officer or to any officer empowered to enforce this articlechapter, or as otherwise provided by law.

(D) All information required to be procured and kept pursuant to this articlechapter shall be provided to any federal or state law enforcement officers, or local sworn enforcement officers ~~empowered to enforce this article~~, upon demand, and in no event later than twenty-four (24) hours ~~after demand by~~ of the officer and a representation by said officer that a reasonable suspicion exists that such information is relevant to a then-pending inquiry or investigation, criminal or otherwise. Nothing in this requirement shall be construed as giving any such officer any greater right or license to enter a room or invade privacy than the officer shall otherwise possess as a matter of law, probable cause, constitutional law, statutory right, or warrant.

(E) Every owner, operator, keeper or proprietor of any hotel, ~~or motel, or extended stay hotel~~ shall keep a record of all rental agreements between the hotel, ~~or motel, or extended stay hotel~~, and all guests and their visitors, and make these records available to the ~~Village~~ within a reasonable time upon request. For the purposes of this section, the term "record" shall mean the hotel, ~~or motel, or extended stay hotel~~'s electronic guest registration system which stores guest identifying information. In the event the hotel, ~~or motel, or extended stay hotel~~ does not have an electronic guest registration system, the hotel, ~~or motel, or extended stay hotel~~ shall record the guest and any visitor's information in a paper record or reservation book. The following information, at a minimum, must be recorded at the time of registration and maintained for a period of no less than one (1) year after the rental agreement's termination:

- (1) The full name, phone number, and home address of each overnight registered guest ~~If the guest is a tourism company or other business, only the guest shall be required to provide this information, but the total number of people staying under that tourism company or other business shall be provided;~~
- (2) The make, type and license number of the guest's vehicle if the vehicle will be parked on hotel, ~~or motel or extended stay hotel~~ premises ~~that are under the control of the operator or management;~~
- (3) The day, month, year and time of arrival of each guest;
- (4) The number or other identifying symbol of location of the room rented or assigned each guest;
- (5) The date that each guest is scheduled to depart;
- (6) The rate charged and amount collected for rental of the room assigned to each guest;
- (7) The method of payment for the room;
- (8) The full name of the person checking in the guest; and

(9) Documentation used to verify a stay in excess of twenty-eight (28) consecutive days as stated provided in subsection 129C-08(B)3-9-12(C).

(F) ~~Every owner, operator, keeper or proprietor of any hotel, motel, or extended stay hotel shall require each guest to provide proper identification prior to renting a room when registering in person. Proper identification documents, as defined in this chapter, shall be required. A record of the provided identification documents shall be kept on file for the duration of the occupancy and for one hundred eighty (180) days thereafter.~~

(G) No person shall procure or provide lodging in any hotel, or motel, or extended stay hotel, or any services therefrom, through misrepresentation or production of false identification, or identification which misrepresents the identity of the person procuring or sharing in such lodging or service.

(Ord. 21-075, passed 7-27-2021)

**3-9-15 – MAXIMUM OCCUPANCY:**

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(A) No operator, owner, keeper, or proprietor of any hotel, or motel, or extended stay hotel shall rent, or provide a room or permit the number of persons to for any number of persons greater than the sleeping accommodations exceed the maximum occupancy for each room as provided within the particular rental unit or room temporary sleeping accommodations provided by the hotel, motel, or extended stay hotel. The maximum occupancy number of persons, per room, shall be posted in each room.

(B) No operator, owner, keeper, or proprietor, guest, or visitor of any hotel, or motel, or extended stay hotel shall be allowed to congregate within any room or single rental unit a number of persons which is greater than two (2) times the number of persons for whom sleeping accommodations are provided within the single room or rental unit, except when temporarily designated as a hospitality suite by the hotel, or motel, or extended stay hotel.

(Ord. 21-075, passed 7-27-2021)

**§ 129C.10 – COMMON AREA AND PARKING ILLUMINATION REQUIREMENTS.**

(A) The open parking area and all areas surrounding any building or proposed building being a hotel, motel, or extended stay hotel shall comply with all requirements related to illumination levels set forth in the subdivision and land development section of this Code, within one (1) year of the effective date of this chapter.

(B) Within one hundred eighty (180) days of the effective date of this chapter, any hotel, motel, or extended stay hotel must provide and maintain security in its parking area. This shall include, but not be limited to, a live security guard or other security measures approved in writing by the chief of police to meet the minimum security standards required by this Code section, such as complete video surveillance. All hotels, motels, or extended stay hotels must maintain a security plan which shall include all implemented security measures.

~~Security plans and documentation for approved alternative security measures shall be kept on file and made available to the village within a reasonable time upon request.~~

(Ord. 21-075, passed 7-27-2021)

**§ 129C.14 3-9-16 - VIDEO SURVEILLANCE:**

- (A) For the purpose of this section, "video surveillance system" (VSS) means a continuous digital surveillance system including cameras, cabling, monitors, and digital video recorders (DVR).
- (B) Every owner, operator, keeper or proprietor of any new or existing hotel, ~~or~~ motel, ~~or~~ ~~extended stay hotel~~ is required to install a VSS within one hundred eighty (180) days of the effective date of this chapter. All hotels, ~~or~~ motels, ~~and extended stay hotels~~, which have installed a VSS prior to the effective date of this chapter, shall ensure said systems are in full compliance with this section and ~~shall~~ request an approval assessment from the ~~chief of police~~ ~~Village~~ within one hundred eighty (180) days of the effective date of this ~~chapter~~ ~~ordinance~~.
- (C) All VSS shall be maintained in proper working order at all times, be kept in continuous operation twenty-four (24) hours a day, seven (7) days a week, and meet the minimum technological standards established in this section. ~~The~~ ~~All~~ hotels, ~~and~~ motels, ~~or extended stay hotel~~ shall retain the continuous digital images recorded by this system for no less than ~~twenty~~~~thirty~~-one (2430) days.
- (D) All VSS shall have no less than one (1) camera dedicated to each register or check-out ~~stand~~ ~~in~~ ~~and~~ ~~out~~ ~~clerk~~ or ~~kiosk~~, entrance/exit, ~~interior~~ ~~hallways~~ ~~elevator~~, ~~stairway~~, ~~and~~ lobby, swimming pool area, exercise facility, loading dock, and ~~entire~~ parking lot(s) or area(s) designated for customer and/or employee parking use. The placement of cameras included in VSS required under this section must be approved by the ~~chief of police~~ ~~Village~~. The ~~police department~~ ~~Village~~ ~~will~~ ~~shall~~ conduct an assessment of each site required to install a VSS prior to installation of said system, and upon approval will issue an approval notice which will be placed in plain view inside the common area of ~~the~~ ~~each~~ hotel, ~~and~~ motel, ~~or~~ ~~extended stay hotel~~. ~~This~~ ~~a~~ ~~A~~ ~~pproval~~ ~~notices~~ ~~will~~ ~~shall~~ also inform customers and employees of the presence of the VSS. Existing VSS at any hotel, ~~or~~ motel, ~~or extended stay hotel~~, as of the effective date of this ~~article~~ ~~chapter~~, will be evaluated to ensure full compliance with this section.
- (E) The VSS shall be subject to regular inspection by the ~~police department~~ ~~Village~~ staff, who ~~is~~ ~~shall~~ ~~be~~ authorized to inspect any such system, at reasonable times to determine whether ~~it~~ ~~the~~ ~~VSS~~ conforms to this section, ~~and~~ ~~all~~ ~~other~~ ~~Village~~ ~~Codes~~. If the VSS does not conform, the hotel, ~~or~~ motel, ~~or extended stay hotel~~, in question, shall take immediate steps to bring the ~~system back~~ ~~VSS~~ into compliance ~~with this section and all other Village Codes~~.
- (F) The Village ~~of Schaumburg Police Department~~ ~~will~~ ~~shall~~ develop, maintain and publish VSS standards that provide the minimum standards for VSS equipment, installation, and maintenance. Any new standards or changes to existing standards will be issued in

conjunction with annual business license renewal notices and become effective on May 1 of each year.

(Ord. 21-075, passed 7-27-2021)

**§ 129C.12 LOITERING AND JUVENILE CURFEW.**

- (A) All hotel, motel, or extended stay hotel operators will advise guests verbally, upon registration, and through posted signage that loitering is prohibited.
- (B) No person(s) shall loiter in or upon any hotel, motel, or extended stay hotel parking lot, public parking structure or in or around any building to include breezeways, stairwells or hotel, motel, or extended stay hotel rooms either on foot or in or upon any conveyance being driven or parked thereon, without the permission of the owner, operator, keeper or proprietor or the hotel, motel, or extended stay hotel.
- (C) Section 132.01 of chapter 132 (Offenses Against Public Peace and Safety) of title 13 (General Offenses) of this Code, related to curfew for minors, shall be enforced in the common areas of a hotel, motel, or extended stay hotel.

(Ord. 21-075, passed 7-27-2021)

**§ 129C.13 3-9-17 - UNLAWFUL OPERATION DECLARED A PUBLIC NUISANCE.**

Any hotel, or motel, or extended stay hotel operated, conducted or maintained contrary to the provisions of this article chapter may be is hereby declared to be unlawful and a public nuisance. The Village of Schaumburg may, in addition, or in lieu of all other remedies, commence actions or proceedings in the Circuit Court of the Eighteenth Judicial Circuit for abatement, removal or injunction thereof, in the manner provided by state law and this Code.

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(Ord. 21-075, passed 7-27-2021)

**§ 129C.14 SAFE HOTEL PROGRAM.**

- (A) Any hotel, motel, or extended stay hotel shall have at least one (1) manager certified through the village safe hotel program.
- (B) The hotel, motel, or extended stay hotel shall ensure the contact information of the certified manager is kept current with the police department designated program liaison.

(Ord. 21-075, passed 7-27-2021)

**§ 129C.15 3-9-18 - PENALTIES.**

If a Any person is convicted found guilty or liable of a violation of this article chapter by a , the court or other adjudicative body shall impose a fine of shall be guilty of a business offense and shall be fined in an amount not less than two four hundred fifty dollars (\$25400.00) and not more than one thousand dollars (\$1,000.00) for each violation. Each day that a violation is found to exist shall constitute a separate offense.

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(Ord. 21-075, passed 7-27-2021)

### **3-9-19 - SUSPENSION; REVOCATION OF LICENSE:**

#### **(A) Suspension of Business Operations:**

1. When the conduct or operation of any hotel or motel, whether licensed or unlicensed, shall constitute a nuisance in fact or a clear and present danger to the public health, safety, or general welfare, the Village Administrator shall be authorized to summarily order the cessation of business and the closing of the premises for a period not to exceed ten (10) days; and
2. Within eight (8) days after a license is suspended, the Village Administrator shall convene a hearing as provided in Subsection D of this Section for the purpose of determining whether or not the license or permit should be revoked or further suspended.

#### **(B) Revocation of License:**

1. Hotel and motel licenses issued by the Village may be suspended for up to thirty (30) days or revoked by the Village Administrator after notice and hearing as provided in subsection D of this section for any of the following causes:
  - a. Any fraud, misrepresentation, or false statement contained in the application for the license;
  - b. Failure by the applicant to comply with any provision of this Code or any Statutes of the State relating to the business, occupation, or activity of the license;
  - c. Conviction of the applicant of any felony or of a misdemeanor where such conviction indicates their inability to operate a safe, honest, and legitimate business separation within the Village;
  - d. Failure of the licensee or permittee to pay, after notice, any judgment, fine, penalty, tax or other indebtedness or charge due and owing to the Village.
  - e. Any deceptive trade practices as defined by State or Federal law or regulation and shall comply with all applicable laws and regulations regarding consumer protection and deceptive trade practices;

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- f. Failure to comply with all Village Zoning, Building, Fire and Health Codes, and ordinances, as well as all other application Village codes, ordinances, rules, and regulations and failure to maintain the premises in good repair, free of litter and debris and in a safe condition for employees, customers and other persons present therein or thereon; and
- g. Refusal to permit an inspection or any interference with a duly authorized Village officer or employee while in the reasonable performance of his duties in making such inspections.

(C) Prosecution and Other Penalties: Such revocation, if ordered, shall not preclude prosecution and imposition of any other penalties as provided for the violation of other provisions of this chapter, other ordinances of the Village or state law. No person whose license has been revoked shall be eligible for a new license during the period for which the original license was originally issued.

(D) Hearing Procedures:

1. Notice:

- a. Notice of a hearing shall set forth, specifically, the grounds of the complaint and the time and place of the hearing;
- b. Such notice shall be served by certified mail (return receipt requested) to the licensee at his last known residence or business address, at least five (5) days prior to the date set for the hearing or personally served on the licensee at least three (3) days prior to the date set for the hearing;
- c. If the licensee shall request a continuance in the date of the hearing, any suspension in effect shall be continued until the continued hearing date; and
- d. All pleadings, motions, notices, and orders shall be filed with the Village Clerk.

2. Procedural Rules:

- a. Prior to the beginning of any hearing, the Village Administrator may adopt additional procedural rules as may be necessary for that hearing;

- b. At that hearing, the licensee shall be permitted counsel and shall have the right to respond, present evidence, and cross examine witnesses;
- c. All proceedings shall be stenographically or electronically recorded;
- d. Irrelevant, immaterial, or unduly repetitious evidence shall be excluded. The rules of evidence as applied in civil cases in the circuit courts of the state shall not apply. Evidence not admissible under those rules of evidence may be admitted, however, if it is of a type commonly relied upon by reasonably prudent men in the conduct of their affairs. Objections to evidentiary offers may be made and shall be noted in the record;
- e. No discovery procedure shall be used prior to a hearing except by leave of the Village Manager who shall supervise all of any part of any discovery procedures;
- f. The standard for proof of hearings shall be by the preponderance of the evidence; and
- g. The Village Administrator shall preside and render the decision within a reasonable time after the conclusion of the hearing, but not later than fourteen (14) days after the conclusion of the hearing. The decision shall be in writing and shall summarize the evidence and state the reasons for the decision.

### 3. Hearing Costs:

- a. Any hotel or motel licensee whose license is suspended or revoked, or a hotel or motel business that operates without a license, shall pay to the Village the costs of the hearing before the Village Administrator. The Village Administrator shall determine the costs incurred by the Village for said hearing, including, but not limited to, court reporter fees, the costs of transcripts or records, attorney fees, the cost of preparing the mailing notices and orders, and all other miscellaneous expenses incurred by the Village or such lesser sum as the Village Manager may allow; and
- b. The licensee shall pay said costs to the village within thirty (30) days of notification of the costs by the Village Administrator. Failure to pay said costs within thirty (30) days of notification is a violation of

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this section and may be cause of license suspension or revocation, or the levy of a fine.

(E) Any licensee aggrieved by the decision of the Village Administrator may, within fourteen (14) days of service of the Village Administrator's decision, appeal such adverse decision to the Village Board of Trustees. The Village Board of Trustees shall, by a majority vote of the trustees sustain or reverse the decision of the Village Administrator. The decision of the Village Board of Trustees shall be final.

**SECTION TWO:** ~~Any ordinance or portion of any ordinance in conflict with the provisions of this Ordinance is hereby repealed solely to the extent of said conflict.~~

**SECTION THREE:** ~~This Ordinance shall be in full force and effect ten (10) days from and after its passage and approval and publication in the manner provided by law.~~

~~PASSED and APPROVED this 27<sup>th</sup> day of September, 2021 by a ROLL CALL VOTE as follows:~~

~~AYES:~~ \_\_\_\_\_

~~NAYS:~~ \_\_\_\_\_

~~ABSTENTIONS:~~ \_\_\_\_\_

~~ABSENT:~~ \_\_\_\_\_

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APPROVED:

Frank A. Trilla, Mayor

ATTEST:

Deborah A. Hahn, Village Clerk