

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, JANUARY 23, 2023, AT 6:30 P.M. AT THE WILLOWBROOK POLICE DEPARTMENT TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS .

THE VILLAGE WILL BE OFFERING A ZOOM WEBINAR FOR THE MEETING TO ALLOW MEMBERS OF THE PUBLIC TO ATTEND BY VIDEO OR AUDIO IF DESIRED. IF A MEMBER IS USING ZOOM, PLEASE EITHER USE YOUR PHONE OR COMPUTER, NOT BOTH.

1. CALL TO ORDER

The meeting was called to order at 6:30 P.M. Mayor Trilla.

2. ROLL CALL

Those physically present at roll call were, Mayor Frank Trilla, Village Trustees Mark Astrella, Sue Berglund, Umberto Davi, Michael Mistele, Gayle Neal, Greg Ruffolo, Attorney Michael Durkin, Village Administrator Sean Halloran, Assistant to the Village Administrator Alex Arteaga, Chief Financial Officer Michael Rock, Director of Community Development Michael Krol, Director of Parks and Recreation Dustin Kleefisch, Chief Robert Schaller, Deputy Chief Lauren Kaspar, Deputy Clerk Christine Mardegan and Public Works Foreman AJ Passero.

Also, present were Dan Lynch of Christopher B. Burke Engineering and Jackie Berg from Houseal and Lavigne.

ABSENT: Village Clerk Deborah Hahn and Deputy Chief Benjamin Kadolph.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Director Krol to lead everyone in saying the Pledge of Allegiance.

4. VISITORS' BUSINESS

Present at the meeting, Mr. Bill O'Malley, a resident of 61st Street in Willowbrook, expressed his concerns regarding changes in the zoning in his neighborhood.

My lot, based on size, is an R-1 and the proposal to change it to a R-2. An R-1 lot is 100 feet wide and R-2 is 75 feet wide which would be a 25% decrease. At the Plan Commission Meeting they were saying they would like to reduce the R-2 lot size to 70 feet wide.

I feel this is too narrow. I purchased my house 35 years ago, and it is a wide-open lot. I have no objection to anyone building on lots that are available. My concern is that with the narrow lots, the houses will be too close together. With the narrower lot width, new construction would add more houses. I believe at 61st and Bentley they are considering redeveloping into 11 lots which would be pretty concentrated. A McNaughton development was previously under consideration to build 6

homes. When this came before the Plan Commission it was felt that this was too many in that space.

In this same area, on Willoway, 15 houses were built on subdivided lots from Bentley. However, no provision was made for water run-off and water retention has become a problem on Bentley to the point where ponds are formed.

My hope is that moving forward, zoning in this area will be considered prior to development, not to add too many houses, as this is contrary to the existing neighborhood.

Mayor Trilla commented that if a development of this type were considered, the Village would certainly address the water and run-off issue. Director Krol added that to clarify the property in question, the wooded area, is zoned R-1A and the lot frontages are only 80 feet. The proposal moving forward is 70 feet. To clarify, not all of the proposed lots are on 61st Street, 3 are on Bentley.

Mayor Trilla thanked Mr. O'Malley for taking time to express his concerns. The Village now has addition factors to consider when developers come forward.

Trustee Davi asked for clarification on the lot sizes in this area under the present zoning and for the proposed changes to the zoning code. He thanked Mr. O'Malley for his concerns and input, and for appearing before the Board.

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 - Board of Trustees Regular Meeting January 9, 2023 (APPROVE)
- c. Minutes - Board of Trustees Special Meeting - Budget Workshop #1 January 5, 2023 (APPROVE)
- d. Warrants \$650,413.36
- e. ORDINANCE NO. 23-O-02 - AN ORDINANCE ABATING THE TAXES HERETOFORE LEVIED FOR THE YEAR 2022 TO PAY THE PRINCIPAL AND INTEREST ON THE \$4,930,000 GENERAL OBLIGATION BONDS (ALTERNATE REVENUE SOURCE), SERIES 2015 OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS (PASS)
- f. ORDINANCE NO. 23-O-03 - AN ORDINANCE ABATING THE TAXES HERETOFORE LEVIED FOR THE YEAR 2022 TO PAY THE PRINCIPAL AND

INTEREST ON THE \$8,920,000 GENERAL OBLIGATION BONDS SERIES 2022A OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS (PASS)

g. ORDINANCE NO. 23-O-04 - AN ORDINANCE ABATING THE TAXES HERETOFORE LEVIED FOR THE YEAR 2022 TO PAY THE PRINCIPAL AND INTEREST ON THE \$1,020,000 GENERAL OBLIGATION BONDS (ALTERNATE REVENUE SOURCE), SERIES 2022B OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS (PASS)

h. RESOLUTION NO. 22-R-02 - A RESOLUTION OF THE VILLAGE OF WILLOWBROOK REGARDING THE REVIEW OF CLOSED SESSION MINUTES (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 Davi to approve the Omnibus Vote Agenda as presented.

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

MOTION DECLARED CARRIED

NEW BUSINESS

6. RESOLUTION NO. 23-R-03 - A RESOLUTION TO ENDORSE THE LEGISLATIVE ACTION PROGRAM OF THE DUPAGE MAYORS AND MANAGERS CONFERENCE FOR THE 2023 LEGISLATIVE SESSION (ADOPT)

Village Administrator Halloran reported that as the Board is aware the Village is a member of the DuPage Mayors and Managers Conference every year they come out with their Legislative Action Program. This year's Legislative Priorities are categorized as those initiatives aimed at:

1. Restoring Local Government Distributive Fund Revenue
2. Address Public Safety Pension Funding
3. Ease the burden of the Freedom of Information Act by
extending the response period
4. Maintain Public Safety
5. Protect Local Authority

Mayor Trilla added that he sits on this committee, and he endorses it.

MOTION: Made by Trustee Ruffolo and seconded by Trustee Davi to adopt Resolution 23-R-03 as presented.

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

MOTION DECLARED CARRIED

7. RESOLUTION NO. 23-R-04- A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT AND FIRST AMENDMENT TO GENERAL CONDITIONS FOR PROFESSIONAL DESIGN ENGINEERING SERVICES FOR THE WATER MAIN REPLACEMENT ALONG EXECUTIVE DRIVE FROM PLAZA COURT TO QUINCY STREET AS PART OF THE WILLOWBROOK EXECUTIVE PLAZA FLOOD CONTROL AND ROAD CONSTRUCTION PLAN BY AND BETWEEN CHRISTOPHER B. BURKE ENGINEERING, LTD. AND THE VILLAGE OF WILLOWBROOK (ADOPT)

Foreman Passero shared that this is the resolution is to approve the design phase of the watermain replacement along Executive Drive between Quincy Street and Plaza Court. It is about 1000 feet of 12-inch water main. Our thought process is to do this in conjunction with the storm water replacement. The total cost of this is \$26,000.

MOTION: Made by Trustee Mistele and seconded by Trustee Berglund to adopt Resolution 23-R-04 as presented.

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

MOTION DECLARED CARRIED

8. ORDINANCE NO. 23-O-05 - AN ORDINANCE TO APPROVE THE VILLAGE OF WILLOWBROOK UNIFIED DEVELOPMENT ORDINANCE (UDO) AND ZONING MAP AMENDMENT, REPLACING THE VILLAGE OF WILLOWBROOK MUNICIPAL ZONING CODE, TITLE 9, CHAPTER 1 THROUGH 17, THE SUBDIVISION REGULATIONS, TITLE 10, CHAPTER 1 THROUGH 8, AND TO AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE OF WILLOWBROOK (PASS)

Director Krol thanked Mayor Trilla and the Village Trustees for the opportunity to present. The packet before tonight is the final version of the Unified Development Ordinance (UDO) and the zoning map amendment. I will give a little background on the UDO and the Village initiated proposed zoning map amendment and I will let Houseal Lavigne take over.

In 2021, the Village Board approved a contract with Houseal Lavigne Associates for a comprehensive update to the zoning code. As the Village Board is aware, the Village has never comprehensively updated its zoning code since its founding in 1960. Throughout the years Village staff has proposed several text amendments to make changes and update the code.

Since the Village Board's approval of the contract, staff and the steering committee have been working with representatives from Houseal Lavigne to review and provide guidance. The Plan Commission and Village Board have met several times jointly to review each proposed article of the proposed zoning code update.

At each meeting, members of the Plan Commission and Village Board had discussions, proposed changes, and provided staff and Houseal Lavigne input on each article of the zoning code update and subdivision regulation chapters. The final version of this update is before you this evening.

The Village Zoning Map is updated annually on or before March 31st as required by the Illinois Municipal Code. The proposed zoning map amendment is comprehensive zoning map update proposed by Houseal Lavigne based on the revised establishment of zoning districts and classifications within the proposed Unified Development Ordinance. Proper notice of the zoning change has been sent to over 500 property owners that the zoning map changes affects.

The Village held a public hearing before the Plan Commission on January 11th, 2023. Two (2) residents were sworn in and spoke out about the UDO. A motion was made by the Plan Commission to approve the UDO as proposed by Commissioner Kaucky and seconded by Commissioner Walec, followed by a unanimous vote, 6 to 0, by those present to forward to the Village Board for approval.

Staff is asking for the Village Board to pass the ordinance before, with the final version of the UDO and zoning map. Before the vote, I would like to turn the floor over to the Houseal Lavigne project manager Jackie Berg to recap each section of the UDO.

Mrs. Berg presented a PowerPoint on the Land Development Regulations update to the Board.

The following topics were discussed in brief:

- Chapter 1: General Provisions
- Chapter 2: Establishment of Districts
- Chapter 3: District Standards
- Chapter 4: Specific Use Standards
- Chapter 5: General Development Standards
- Chapter 6: Sign Standards
- Chapter 7: Subdivision Standards and Procedures
- Chapter 8: Planned Unit Development Procedures
- Chapter 9: Zoning Procedures
- Chapter 10: Nonconformities
- Chapter 11: Definitions

MOTION: Made by Trustee Neal and seconded by Trustee Astrella to pass Ordinance 23-O-05 as presented.

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

MOTION DECLARED CARRIED

12. RESOLUTION NO. 23-R-05 - A RESOLUTION PURSUANT TO TITLE 5, CHAPTER 1, SECTION 5-1-14 OF THE VILLAGE CODE TO DEVIATE FROM THE POLICE DEPARTMENT HIRING ROTATION PROCESS AND EFFECT THE ORIGINAL APPOINTMENT OF THREE (3) LATERAL POLICE CANDIDATES FOR THE RANK OF PATROL OFFICER (PASS)

Chief Schaller reported that, due to resignations in August 2022 and October 2022, three vacancies have been created in the department. Previous Board action, under Resolution 22-R-65, authorized the BOPC to effect the original appointment from the BOPC final eligibility list. The candidate scheduled for appointment declined due to being hired at another police department.

The Police Department currently has two reservations at the Police Training Institute for 2023. The current police eligibility list has been exhausted leading to the inability of the department to fulfill the reservations at the Police Training Institute. Due to the terms and conditions of fulfilling Department of Justice COPS grant and the lack of a BOPC eligibility list, a deviation from the hiring rotation as defined in Section 5-1-4 of the Municipal Code of the Village of Willowbrook is requested to effect the hiring of three (3) candidates from the lateral transfer applicant list. Staff requests that the Board adopt the Resolution, which will enable the Chief of Police to hire from the lateral hire candidate pool to get back to full staff.

Trustee Neal said congratulations for getting back to full staff, She is aware that it is not easy these days and appreciates all the effort put forth in the hiring process.

MOTION: Made by Trustee Davi and seconded by Trustee Mistele to adopt Resolution 23-R-05 as presented.

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

MOTION DECLARED CARRIED

PRIOR BUSINESS

10. TRUSTEE REPORTS

Trustee Neal expressed her sincere thanks to Mrs. Berg and her team at Houseal Lavigne for all their hard work. This was a long journey, and you are a pleasure to work with. Thank you to the Community Develop Director as well and all the input from the Planning Commission.

Trustee Ruffolo had no report but agreed with Trustee Neal.

Trustee Mistele had no report.

Trustee Berglund had no report.

Trustee Davi thanked Foreman Passero for his immediate attention to a citizen request regarding a sidewalk repair.

Trustee Astrella had no report.

11. ATTORNEY'S REPORT

Attorney Durkin had no report.

12. CLERK'S REPORT

Clerk Hahn was not present.

13. ADMINISTRATOR'S REPORT

Administrator Halloran thanked Director Krol and Mrs. Berg for all their hard work. This process started out in July 2021.

14. MAYOR'S REPORT

Mayor Trilla had no report.

15. EXECUTIVE SESSION

There was no need for Executive Session this evening.

16. ADJOURNMENT

MOTION: Made by Trustee Neal and seconded by Trustee Davi to adjourn the Regular Meeting at the hour of 7:05 p.m.

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

MOTION DECLARED CARRIED

PRESENTED, READ, and APPROVED.

_____, 2023.

Frank A. Trilla, Mayor

Minutes transcribed by Deputy Clerk Christine Mardegan.