

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, APRIL 10, 2023, AT 6:30 P.M. AT THE COMMUNITY RESOURCE CENTER, 825 MIDWAY DRIVE, 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 Village Clerk Deborah Hahn, Mayor Frank Trilla, Village Trustees Mark Astrella, Sue Berglund, Umberto Davi, Michael Mistele, Gayle Neal, Attorney Michael Durkin, Village Administrator Sean Halloran, Assistant to the Village Administrator Alex Arteaga, Director of Community Development Michael Krol, Director of Parks and Recreation Dustin Kleefisch, Chief Robert Schaller, Deputy Clerk Christine Mardegan and Public Works Foreman AJ Passero.

Present via zoom: Trustee Gregory Ruffolo and Deputy Chief Lauren Kaspar

ABSENT: Chief Financial Officer Lora Flori, and Deputy Chief Benjamin Kadolph.

MOTION – Motion to Allow Trustee Ruffolo to Attend the Meeting Remotely. (PASS)

MOTION: Made by Trustee Neal and seconded by Trustee Davi to allow Trustee Ruffolo to attend remotely.

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

MOTION DECLARED CARRIED

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Mr. Arteaga to lead everyone in saying the Pledge of Allegiance.

4. VISITORS' BUSINESS

Mr. Arteaga indicated that no comments had been received and there were no members of the public online for comment.

Present at the meeting, resident Larry Conklin, rose to speak. He thanked Administrator Halloran for getting back to him. In reviewing the budget [FY 23/24], he wondered if the Village was getting the best prices for electricity, gas, workman's comp and medical. If so, can a better price be had after the budget passes.

Mr. Conklin also expressed some additional ideas in regard to the proposed pickleball court for Midway Park. He proposed the following optional locations: 50 W. 75th, between the softball field and the businesses, or partner with Burr Ridge, or put it on the location of the old Shell station [75th & Route 83]. His last comment was asking if the Village was receiving the highest possible interest rates on the surplus funds.

Mayor Trilla thanked the speaker and indicated that his questions would be answered in writing by the Village.

A resident of Midway Drive, who did not wish to be identified, spoke next. His question was on the item for the Borse Park Improvement project in the budget, a line item of \$1.8 million as a capital improvement project. With the removal of the pickleball court as an item in the improvement plan, how is this being accounted for in the budget.

Mayor Trilla thanked the speaker and indicated that his question would be answered in writing.

The next speaker, Mike, a resident of Virginia Court, had questions on the Bentley Woods building project at 61st Street and Bentley Avenue. He wondered when it was to be voted on and whether the Board had reviewed the plans. He feels that seven (7) houses fronting 61st Street seem a bit congested. He also questioned the retention pond that was proposed, and what the actual volume would be and what the equivalent would be in inches of rainfall. He also asked about the wetland overflow area north toward 59th Street. He requested that the Village inspect the retention pond area at least twice a year to ensure that the area was still functioning as designed and had not been tampered with. He wanted to know if there would be any additional public comment meetings regarding the Bentley Woods project. Regarding the addition of 9-10 additional residents, he asked whether the school district had been notified.

Mayor Trilla thanked the speaker and indicated that his question would be answered in writing.

Mayor Trilla introduced Mr. Dan Lynch from Christopher B. Burke Engineering, one of the top water engineering persons in DuPage County and Northern Illinois, to respond to some of the technical questions raised regarding the Bentley Woods project. Mr. Lynch noted that he is not aware of the number of gallons held by the retention pond as that is not generally a figure used by the engineers in their calculations. The pond is sized for 1.9-acre feet, an acre foot being 1-acre of land, 1-foot deep. The designed size covers 1.43 acres of land. The speaker again asked if someone could calculate the cubic area and the number of gallons it would hold as this figure would have more meaning to a local resident. Mr. Lynch added that, for the rainfall volume, the pond is designed to meet the DuPage County requirement to size the detention

area for a hundred-year storm, the equivalent of 8½ inches of rainfall in a 24-hour period. He also noted that it is not a lined basin. The release of water from the basin is based on the Village code, more restrictive than the County code, and will flow out a ± 2" pipe directed to the wetland areas north of the site at 61st and 59th Streets.

5. PUBLIC HEARINGS:

a. Budget Fiscal Year 2023/2024

Mayor Trilla opened the public hearing and called for a roll call.

Those physically present at roll call were Village Clerk Deborah Hahn, Mayor Frank Trilla, Village Trustees Mark Astrella, Sue Berglund, Umberto Davi, Michael Mistele, and Gayle Neal,

Present via zoom: Trustee Gregory Ruffolo.

ABSENT: None.

Mayor Trilla asked for public comment on the Fiscal Year 2023/2024 Budget.

A resident of Midway Drive, who preferred not to be named, had a question regarding the \$1.8 million budget item for Midway Park improvements. He noted that a previous decision had removed the pickleball court improvement and, although he did not know what portion of the budget covered that item, his concern was that the equivalent dollar amount had not been removed from the budget.

Resident Larry Conklin asked if that individual item [the pickleball court] could be removed from the budget.

The Mayor noted that the monies were not generally removed from the budget as often times a new item is added in the place of removed features.

Clerk Hahn closed the public hearing on the 2023/2026 Annual Budget.

6. OMNIBUS VOTE AGENDA:

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

- a. Waive Reading of Minutes (Approve)
- b. Minutes - Board of Trustees Regular Meeting March 27, 2023 (APPROVE)
- c. Minutes - Board of Trustees Special Meeting - Budget Workshop #3 - March 16, 2023 (APPROVE)
- d. Warrants \$344,751.18
- e. RESOLUTIONS - SEASPAR

- i. RESOLUTION NO. 15 - A RESOLUTION OF THE VILLAGE OF WILLOWBROOK APPROVING AND AUTHORIZING THE SUBMISSION OF A REQUEST TO BECOME A MEMBER OF THE SOUTHEAST ASSOCIATION FOR SPECIAL PARKS AND RECREATION ("SEASPAR") (ADOPT)
- ii. RESOLUTION NO. 16 - A RESOLUTION OF THE VILLAGE OF WILLOWBROOK APPROVING AND AUTHORIZING PARTIAL REIMBURSEMENT FOR NON-RESIDENT GATEWAY RECREATION PROGRAM FEES (ADOPT)
- f. PROCLAMATION - ARBOR DAY 2023
- g. ORDINANCE NO. 09- AN ORDINANCE RESERVING AND AUTHORIZING THE TRANSFER OF VOLUME CAP IN CONNECTION WITH PRIVATE ACTIVITY BOND ISSUES AND RELATED MATTERS (PASS)

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

MOTION: Made by Trustee Davi and seconded by Trustee Berglund 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

- 7. ORDINANCE NO. 10 - SUPPLEMENTAL APPROPRIATION ORDINANCE OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS FOR THE FISCAL YEAR BEGINNING MAY 1, 2022 AND ENDING APRIL 30, 2023 (PASS)

Administrator Halloran indicated that this ordinance is to adjust the fiscal year 2022/2023 budget. Due to the timing of the issuance of bonds with the adoption of Ordinance number 22-0-17, the Village did not include the related bond revenues and expenses in that 2022/2023 budget.

MOTION: Made by Trustee Davi and seconded by Trustee Mistele to adopt Ordinance 23-0-10 as presented.

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

MOTION DECLARED CARRIED

- 8. MOTION - MOTION TO APPROVE THE 2023-2024 BUDGET (PASS)

Administrator Halloran noted that after three workshops with the Board, the 2023/2024 is presented for passage. He noted that for the fiscal year 2022/2023 coming to a close, a surplus of just over \$1 million is expected. He remarked that all of the revenue funds appear to be heading in the right direction [increasing].

MOTION: Made by Trustee Mistele and seconded by Trustee Ruffolo to pass the motion to approve the 2023/2024 Annual Budget as presented.

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

MOTION DECLARED CARRIED

9. ORDINANCE NO. 11 - AN ORDINANCE GRANTING CERTAIN VARIATIONS FROM THE VILLAGE OF WILLOWBROOK UNIFIED DEVELOPMENT ORDINANCE AND GRANTING APPROVAL OF A PRELIMINARY PLAT OF SUBDIVISION - 6031-6037 BENTLEY AVENUE - BENTLEY WOODS SUBDIVISION(PASS)

Director Krol led the presentation on the Bentley Woods Subdivision, indicating that the Board packet includes the preliminary plat of subdivision and requested zoning variations.

The property is located at 6031 and 6307 Bentley Avenue at the northeast corner of 61st Street and Bentley Avenue. The two properties combined comprise 4.3 acres. The proposed subdivision is to divide the two existing lots into 11 parcels. Lots 1-9 will be vacant and buildable lots, lot 10 has an existing house, and lot 11 is a proposed stormwater easement and regulatory wetland area which cannot be built upon.

The subdivision request complies with the guidelines set forth in the Village's Comprehensive Plan and Village Unified Development Ordinance (UDO) regulations. The requested lot configurations should have no negative impacts on surrounding land uses. If approved, staff also recommends that the following condition be included:

1. The existing accessory structures located on 6031 Bentley Avenue property shall be relocated to Lot 10 or demolished prior to the recording of the plat. No principal or accessory structures shall be permitted on Lot 11.
2. The subdivider shall address all the preliminary plat of subdivision and wetland comments from the Christopher B. Burke Engineering letter dated February 20, 2023, revised February 24, 2023.
3. The subdivider shall provide a mylar of the Final Plat of Subdivision with all required signatures (other than those of the Village officials) within sixty (60) days of approval by the Village Board.

Should the Plan Commission wish to support this request, the following variation should be specifically included:

Section 9-11-11 "L" Definitions of the Village of Willowbrook Unified Development Ordinance (UDO) to allow a lot with no street frontage as Lot 11 is a proposed stormwater easement and wetland area.

As a reminder, this is a preliminary plat of subdivision. A final plat of subdivision will be presented to the Board once the plans have received a final review by Dan Lynch and Christopher Burke's office with their recommendations.

The subdivision and variation requests were discussed at the April 5, 2023 Plan Commission Public Hearing. The Plan Commission voted 6-0 in favor of the proposed petition, to forward a positive recommendation to the Village Board.

Director Krol turned the floor over to the applicant John Jurinek from New Horizons Builders and civil engineer, Scott Schreiner, president of DesignTek Engineering, to provide additional information on the proposed stormwater management and regulatory wetland area.

Mr. Schreiner covered additional requirements including local Village, County, and State restrictions on water management and wetland restrictions. He reviewed the existing topography and expected changes with the proposed solutions. He also reviewed the impact of the proposed subdivision on existing utilities.

The Mayor asked the Board if there were any additional questions. Trustee Davi wanted to know if the homes shown in the PowerPoint presentation were samples of New Horizons Builders Homes. Mr. Schreiner indicated they are.

Trustee Mistele wanted to know about the proposed landscaping plan for the detention pond. Although no plan had yet been drawn up, Mr. Schreiner indicated that a low maintenance, native prairie planting was anticipated. It generally takes 2-3 years of general maintenance to establish a prairie planting to ensure the health of the area and to prevent invasive species.

MOTION: Made by Trustee Mistele and seconded by Trustee Ruffolo to adopt Ordinance 23-0-11 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 had no report.

Trustee Ruffolo had no report.

Trustee Mistele had no report.

Trustee Berglund had no report.

Trustee Davi had no report.

Trustee Astrella reported a comment by a resident thanking the Board for its work including local improvements and local events.

11. ATTORNEY'S REPORT

Attorney Durkin had no report.

12. CLERK'S REPORT

Clerk Hahn had no report but offered her congratulations to the re-elected trustees.

13. ADMINISTRATOR'S REPORT

Administrator Halloran advised the Board regarding the upcoming open house on May 25th covering the Executive Drive project.

14. MAYOR'S REPORT

Mayor Trilla thanked the Parks department and the staff who supported them for the successful Easter events over the past weekend. They were well attended and enjoyed by all. Well done!

15. EXECUTIVE SESSION

There was no need for an Executive Session this evening.

16. ADJOURNMENT

MOTION: Made by Trustee Mistele and seconded by Trustee Davi to adjourn the Regular Meeting at the hour of 7:15 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.