

A G E N D A

COMMITTEE OF THE WHOLE MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, NOVEMBER 10, 2025, AT 5:30 P.M. AT THE COMMUNITY RESOURCE CENTER (CRC), 825 MIDWAY DRIVE, WILLOWBROOK, IL, DUPAGE COUNTY, ILLINOIS

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 THE MINUTES (APPROVE)
 - b. MINUTES - BOARD OF TRUSTEES COMMITTEE OF THE WHOLE MEETING, OCTOBER 27, 2025 (APPROVE)
6. ITEMS FOR DISCUSSION:
 - a. PRESENTATION OF A CONCEPTUAL REDEVELOPMENT PROPOSAL FOR THE PROPERTIES AT THE SOUTHWEST CORNER OF 79TH STREET AND JOLIET ROAD
7. ADJOURNMENT

MINUTES OF THE COMMITTEE OF THE WHOLE OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, OCTOBER 27, 2025 AT 5:30 P.M. AT THE COMMUNITY RESOURCE CENTER, 825 MIDWAY DRIVE, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m. by Mayor Frank Trilla.

2. ROLL CALL

Those physically present at roll call were Mayor Frank Trilla, Village Clerk Gretchen Boerwinkle, Trustees Mark Astrella, Sue Berglund, Umberto Davi, Gayle Neal, Gregory Ruffolo, Village Administrator Sean Halloran, Assistant Village Administrator Alex Arteaga, Director of Community Development Michael Krol, Director of Parks and Recreation Dustin Kleefisch, Director of Public Works Rick Valent, Chief Lauren Kaspar, Deputy Chief Benjamin Kadolph, and Deputy Clerk Christine Mardegan.

Village Attorney Michael Durkin arrived at 5:36 p.m.

ABSENT: Trustee Michael Mistele, Chief Financial Officer Amy Curtin, and Deputy Chief Gerard Wodka.

Also present was Elizabeth Jensen from Christopher B. Burke Engineering Ltd. (CBBEL).

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Village Administrator Halloran to lead everyone in saying the pledge of allegiance.

4. VISITORS' BUSINESS

None present.

5. OMNIBUS VOTE AGENDA

- a. WAIVE READING OF THE MINUTES (APPROVE)
- b. MINUTES - BOARD OF TRUSTEES COMMITTEE OF THE WHOLE MEETING, SEPTEMBER 22, 2025 (APPROVE)

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 Ruffolo to approve the Omnibus Vote Agenda as presented.

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

MOTION DECLARED CARRIED

6. ITEMS FOR DISCUSSION:

a. POLICE DEPARTMENT QUARTERLY CRIME UPDATE - Q3 2025

Chief Kaspar presented the quarterly crime statistics update for the third quarter of 2025, covering August, September, and October, and touched on the following topics.

- a. Total Dispatched Calls for the third quarter of calendar years 2021 through 2025
- b. Traffic Enforcement Summary for the third quarter of calendar years 2021 through 2025

Chief Kaspar noted that the number of traffic stops was on the rise. Officers have been focusing on violations that are consistent with accident-causing offenses such as speeding, traffic signal violations, distracted driving, etc.

- c. Traffic Accident Summary for the third quarter of calendar years 2021 through 2025
- d. Offense Trends from January 2024 to current

Within the Group A offenses category, Chief Kaspar stated that the biggest downward trend is in the retail theft category. This is in large part to the department's focus on officers' interaction in the community and partnerships and networking with the business community.

- e. A heat map overview for all calls requiring written reports during the third quarter of 2025

The concentration of calls is consistent with multi-unit housing and larger business districts as well as intersections where accidents and traffic stops are common.

- f. Midway Drive Speed Data

b. REVIEW OF BUSINESS DISTRICT SAFETY PLAN

Chief Kaspar opened the discussion with a review of the Board presentation from October 2024 where the safety plan was first discussed and included an initiative to increase pedestrian safety, decrease vehicular threats and potential criminal activity within the business district.

The consensus of the Board included allocating funds for bollard installation, security camera initiatives, and increased police patrols, including overtime patrols in the business district.

Since implementing the plan, additional patrols began in November 2024 continuing through February 2025. A little over \$9,000 was dispersed for 108 additional overtime hours.

Discussions have been ongoing since April with stakeholders regarding the installation of additional Flock cameras with two being added to the Town Center property for \$30,800 over five years.

Discussions with Harlem-Irving management company regarding the placement of bollards are ongoing although nothing has been approved or installed.

With the various measures being put in place, a slow progression in crime reduction is being seen. The 50% reduction in Type A offenses, retail theft or larceny, is directly associated with the various measures being taken. Overall, the program is considered very successful in creating partnerships with the local businesses and opened up valuable lines of communication.

The Mayor and Board commended the Chief and her department for the excellent work and continued reduction in crime. Several Board members felt the public should be made more aware of these continued crime reduction efforts by the Village and the Police.

c. PRESENTATION OF THE PARKS SAFETY PEDESTRIAN REVIEW

Director Valent presented the results of the Parks Safety Pedestrian review of Prairie Trail, Farmingdale Terrace, Waterford, and Willow Pond Parks approved by the Board at the August 11, 2025, Board meeting to evaluate pedestrian safety and accessibility.

Christopher B. Burke Engineering, LTD (CBBEL) collected, analyzed, and summarized the data in individual reports for each park. The reports each contain five sections: existing conditions, data collection, observations, recommendations, and conclusions.

The proposed improvements are intended to be incorporated within the Village's long-term CIP (Comprehensive Improvement Plan) program, being developed by staff and CBBEL. Elizabeth Jensen from CBBEL presented the findings to the Board.

Ms. Jensen identified the criteria used in collecting and analyzing the data as well as an in-depth description of current conditions and suggested improvements for each park.

The Mayor and Board were appreciative of the time and effort that went into researching the issue and creating the report and agreed that the suggested improvements would certainly make a difference to residents. Director Valent noted that the plans for each park would be considered individually, and a plan will be outlined to determine costs and timelines for development. Administrator Halloran noted that these improvements would be considered for inclusion in the upcoming FY 26/27 CIP budget planning.

Trustee Neal noted that with all the improvements being made in the parks throughout the Village, more residents are visiting the parks and that these types of improvements could only contribute to the safety for all visitors.

7. ADJOURNMENT

MOTION: Made by Trustee Davi and seconded by Trustee Astrella to adjourn the Committee of the Whole meeting at the hour of 6:02 p.m.

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

MOTION DECLARED CARRIED

PRESENTED, READ, and APPROVED.

November 10, 2025.

Frank A. Trilla, Mayor

Minutes transcribed by Administrative Assistant Jody Wegrzynski.



Village of **WILLOWBROOK**

**Village Administrator's
Office**

COMMITTEE OF THE WHOLE MEETING

AGENDA ITEM NO: 6.a.

DATE: November 10, 2025

SUBJECT:

PRESENTATION OF A CONCEPTUAL REDEVELOPMENT PROPOSAL FOR THE PROPERTIES AT THE SOUTHWEST CORNER OF 79TH STREET AND JOLIET ROAD.

STAFF REPORT

TO: Mayor Trilla and Board of Trustees
FROM: Sean Halloran, Village Administrator
THROUGH: Sean Halloran, Village Administrator

PURPOSE AND ACTION REQUESTED

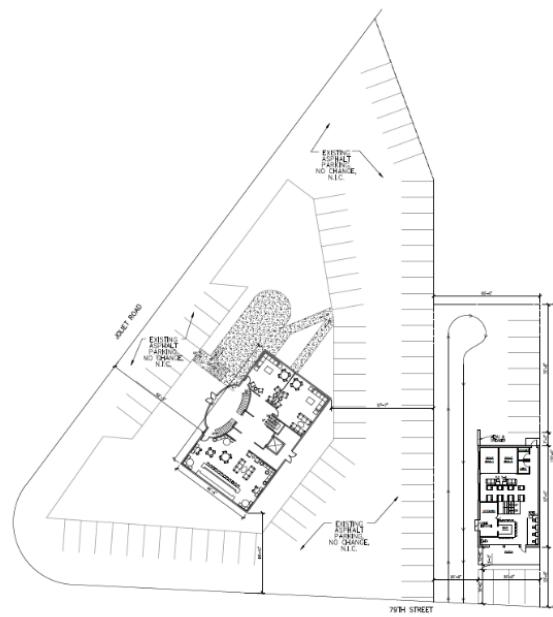
The purpose of this report is to present a conceptual redevelopment proposal for the property located at the southwest corner of 79th Street and Joliet Road for initial Board discussion and feedback. Staff is not recommending approval of the plan, nor advancement to the Plan Commission at this time. This item is for informational purposes only and follows the Village's past practice of seeking preliminary Board direction on redevelopment concepts before a formal application is filed.

BACKGROUND/SUMMARY

The petitioner has submitted a conceptual site plan for redevelopment of a commercially zoned parcel with two new two-story structures to accommodate a cigar lounge and a cantina. No formal zoning application, engineering plans, traffic study, nor any other materials have been submitted. There has also been no formal review by staff regarding this redevelopment.

The proposed project includes:

- A new two-story cigar lounge with first-floor retail humidor/merchandise sales and a second-floor indoor/outdoor smoking lounge and patio;
- A new two-story cantina including a bar with limited food service, indoor golf simulators, virtual gaming terminals (VGTs), and a drive-through component facing Joliet Road;
- Use of the existing asphalt parking lot, with no proposed modification to current circulation or vehicle stall counts;
- Up to six video gaming machines between both uses;
- Exterior patios and rooftop smoking areas.





The petitioner owns the properties at 815 79th Street and 7900 Joliet Road and intends to consolidate them for the proposed development.

FINANCIAL IMPACT

There is no direct financial impact to the Village at this stage. The petitioner has not requested financial incentives.

RECOMMENDED ACTION:

This report is presented for discussion only. No motion or formal action is requested. Staff will provide direction to the petitioner based on Board feedback.

PROPOSED DEVELOPMENT CONCEPT

2 STORY CIGAR LOUNGE & 2 STORY CANTINA

Lot Standards (Minimum)	Zoning	CIGAR LOUNGE	CANTINA
LOT AREA (sqft)	B	46,850	10,113
LOT WIDTH (ft)	50	236.5	60
YARD SERVICES (Minimum)			
FRONT YARD (ft)	20	62.3	32
INTERIOR SIDE YARD	10	57.5	0.825
EXTERIOR SIDE YARD	20	44.9	N/A
REAR YARD	40	N/A	78
Building Standards (Minimum)			
BUILDING HEIGHT (ft)	40'	43'	33'
IMPERVIOUS SURFACE COVERAGE (%)	70%	EXISTING	70%

PROPOSED CONSTRUCTION OF (2) 2-STORY BUILDINGS ADJACENT TO ONE ANOTHER TO ACCOMMODATE A CIGAR LOUNGE WITH GROUND FLOOR RETAIL STORE & 2ND FLOOR PATIO SMOKING LOUNGE ALONG WITH A 2-STORY CANTINA THAT WILL ACCOMMODATE A LIGHT MENU & BAR WITH VIRTUAL GAMING TERMINALS & GOLF SIMULATORS ALONG WITH A DRIVE-THROUGH

Date: 1/7/25
Drawn/Designed By: RAM/RAV
Revisions:

© 2023 and associated trademarks 2026
Proprietary and Confidential. Use and distribution of these documents is strictly prohibited.

PROPOSED DEVELOPMENT CONCEPT
2 STORY CIGAR LOUNGE
& 2 STORY CANTINA

PROPOSED DEVELOPMENT CONCEPT
2 STORY CIGAR LOUNGE
& 2 STORY CANTINA

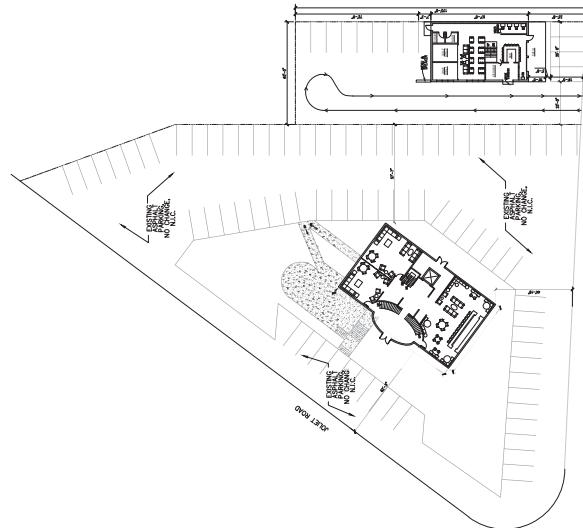
6688 JULEET RD #267 INDIAN HEAD PARK, IL 60525

P2-1
R. VARI AND ASSOCIATES
312.735.0401

sheets



PROPOSED 2 STORY CANTINA
*CONCEPT MODEL



PROPOSED SITE PLAN
NOT TO SCALE



PROPOSED 2 STORY CIGAR LOUNGE
*CONCEPT MODEL

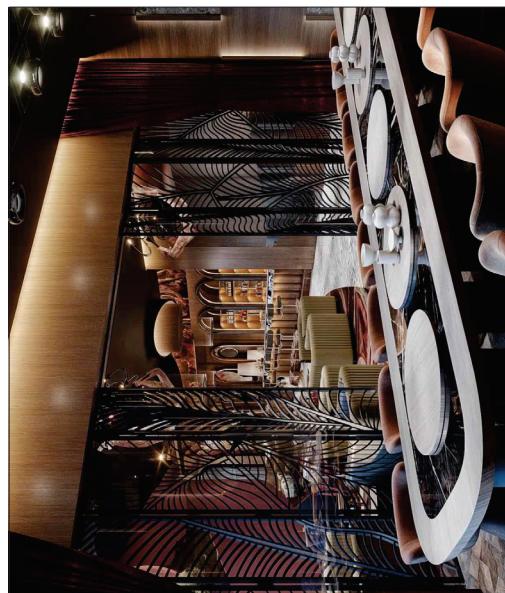
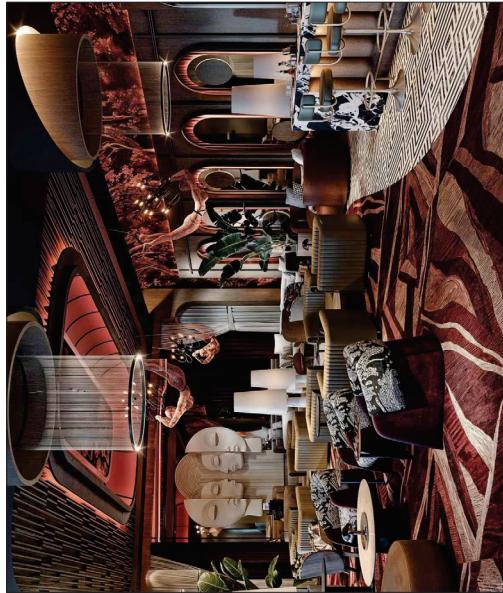
PROPOSED DEVELOPMENT CONCEPT
2 STORY CIGAR LOUNGE
& 2 STORY CANTINA

Date: 1/17/25
 Drawn/Designed By: RAM/RAV
 Revision: 1
 © 2025 All rights reserved. Unauthorized reproduction of these documents is strictly prohibited.

PROPOSED DEVELOPMENT CONCEPT
2 STORY CIGAR LOUNGE
& 2 STORY CANTINA

R. VARI AND ASSOCIATES
 312.735.0401 INDIAN HEAD PARK, IL 60525
 6688 JOLIET RD #267
 © 2025 All rights reserved. Unauthorized reproduction of these documents is strictly prohibited.

P22
 sheet



PROPOSED 2 STORY CIGAR LOUNGE
 *INTERIOR CONCEPT RENDERINGS

PROPOSED DEVELOPMENT CONCEPT
2 STORY CIGAR LOUNGE
& 2 STORY CANTINA

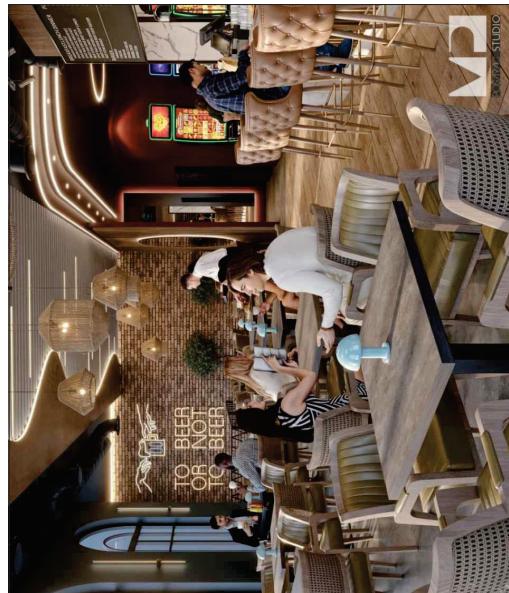
Date:	1/17/25
Drawn/Designed By:	RAM/RAV
Revisions:	

© 2025 R. VARI AND ASSOCIATES
Proprietary and Confidential. All rights reserved. Reproduction in whole or in part without written permission is strictly prohibited.

PROPOSED DEVELOPMENT CONCEPT
2 STORY CIGAR LOUNGE
& 2 STORY CANTINA

6688 JULIET RD #267
INDIAN HEAD PARK, IL 60525
312.735.0401

P23
sheeret
R. VARI AND ASSOCIATES



PROPOSED 2 STORY CANTINA
*INTERIOR CONCEPT RENDERINGS