

The notes of Village meetings are prepared by volunteers of Winfield United as a community service. The notes are not the official Village of Winfield minutes. They are not a complete written and accurate representation of all matters discussed at the meeting nor is it our intention to lead readers to make any such conclusion. These notes are solely for a prompt and quick informational briefing of the agenda and general discussion made by the Village Trustees and attendees at the meeting for the convenience of Winfield United (WU) website visitors. They should not be used for any other purpose. We suggest that visitors to our Winfield United website please visit the official Village of Winfield website to obtain the official agenda and minutes. The Village of Winfield website is www.villageofwinfield.com/Minutes_and_agendas.htm for the official posting of Village minutes. Please call the Village of Winfield administration at 630-933-7100 should the official minutes for the subject meeting not be posted or for further clarification of the agenda and minutes.

AGENDA
VILLAGE BOARD MEETING,
COMMITTEE OF THE WHOLE MEETING
THURSDAY, FEBRUARY 19, 2009 - 7:00 P.M.

REGULAR MEETING

- I. Call to Order
 - II. Pledge of Allegiance
 - III. Roll Call
 - >> All present (Trustee Mortenson participated via phone after a motion and vote to allow it.)
 - IV. Recognition of WEMA Member, James van Wagenen
 - >> Mr. Van Wagenen was recognized by the Village and by WEMA for outstanding valor and support as a member of WEMA. Various colleagues from WEMA as well as the sheriff's department offered congratulatory comments.
 - V. Consent Agenda
 - A. Payment of Bills
 - 1. List of Bills
 - 2. Klein Creek Booster Generator Pay Request 2 (Partial)
 - B. Approval of Minutes
 - 1. Regular Village Board Meetings of February 5, 2009
 - 2. Committee of the Whole Meeting of February 5, 2009
 - VI. Open Forum
 - >> Rich Bycina of the Winfield Chamber of Commerce announced that the next issue of Winfield Stuff will be out next week. He went on to explain a new content feature for this edition. The Chamber does not endorse candidates for elections, but felt it would be valuable to help inform Winfield residents about the current slate of candidates. Each candidate for Village president and Trustee was asked to respond to 3 questions. The answers will be published in this issue of Stuff.
 - A citizen had a comment on signage in the Village. He felt the current 7-11 sign was too low. He suggested that the Village review the sign ordinance and perhaps allow higher signs that he felt might improve business as well as tax revenue from increased sales at the business.
- A. Public Comments
 - 1. Williams-Bugh Subdivision - Conceptual Review of a two lot subdivision, rezoning of property and Subdivision ordinance variations at 27W710 Gary's Mill Road.
 - >> The petitioner had a presentation of the project. The property consists of a 3.7 acre parcel that currently has 1 single family home on it. They are asking that the

property be subdivided to allow 2 single family homes. As conceived, the property closest to Gary's Mill Road would measure 1.5 acres and would remain vacant until a purchaser submitted plans to build. The back part of the property consists of a 2.2 acre lot where the current home is located. Access to the lot would be gained through the current driveway

The variances request includes the following items: going from the current R2A zoning to the new overlay ER2 zoning, detention requirements to stay the same as the current lot, since no change will be made to that property, front lot detention requirements will be determined when built on, all with a view toward minimal disturbance to the current vegetation while maintaining the current level of run-off etc. and that the tree survey be deferred until such time as the front property is developed. A request to remain on well and septic was also included.

The Village Community Development Coordinator, Peter Krumins, explained that the project was just at the concept stage.

Trustee Mortenson mentioned that the Village is trying to get away from "flag lots." He felt that if there were a private road servicing the 2 lots, he wouldn't consider it a "flag lot." He also felt that lot 2, nearest Gary's Mill Rd. should not be granted a variance on the water hook up issue since it was close to sewer and water on Gary's Mill Rd. He also felt that since the site was larger than 3 acres it would require a detention area, but if the site was not disturbed, it might not require one. He suggested that an escrow account for sidewalks in the future be required so that when sidewalks might be put in, the money would be available.

Trustee Bajor felt the project met ER zoning requirements. He felt there were some details that should be looked at such as plans for overflow in a 100 year flood event etc. He also felt that allowing a septic field on the front property would require the removal of many trees.

Trustee Oakley had questions about the road and driveway requirements.

The Board moved the project to the Plan Commission.

VII. New Business

VIII. Reports of General Business

A. Public Works Committee

1. Award of Bid for Northern Territory Sanitary Sewer to Stokes Excavating of Aurora, IL in the Amount of \$587,856.15.

>> Trustee Bajor explained that the bids for the project had come in lower than expected. 20 proposals were submitted, and the low bid was thus more competitive, probably due to the poor economy and companies eager to get work. Trustee Bajor felt this was a very important project that would open up Winfield's "northern frontier" for both residents with possibly failing well and septic systems as well as commercial development.

2. Budget Amendments of \$21,800 in the General Facilities Fund and \$15,700 in the Water and Sewer Capital Fund for Design Engineering Services

>>

3. Engineering Design Contract with Rempe-Sharpe in the Amount of \$37,500 for Resurfacing of Winfield Road (High Lake Rd. to Gary's Mill Road), Gary's Mill Road, Jewell Road, and Liberty Street.

>> These motions were brought forward to ensure that money would be in the proper fund for "shovel ready" projects in anticipation of the awarding of federal

money from the incentive package. The roads listed are the ones most likely to be approved for the funds. They may not be the ones most in need of work, but they are the proper type of road to get money.

IX. Reports of Temporary Committees

A. *Safe Routes to School* – Trustee Birutis

>> No formal report.

B. *Community Marketing and Development Task Force* – Trustee Birutis

>> Next meeting Monday February 23.

X. Future Business

A. Active

1. Discussion on the possible nuisance problems at 0S257 Summit Drive
2. Districting for Village Board seats.

B. Forthcoming

1. Implementation of a cadet program for Village departments – Trustee Oakley is working on a proposal
2. Anti-monotony ordinance for new housing projects – Matter has been referred to Plan Commission
3. Policy on maintenance of stormwater facilities – Work has begun on the inventory; policy will be deliberated by Public Works Committee first
4. Policy on distribution of impact fees – Matter has been referred to the Administration and Finance Committee
5. Sign Ordinance – Referred to staff

XI. Village Board Comments

>> Trustee Birutis again wanted to acknowledge the contributions to WEMA made by Mr. Van Wagenen. In addition, she acknowledged contributions by former Plan Commission member Jeff Kirkpatrick who suffered a stroke 2 years ago at a Village board meeting and is being treated at DuPage Convalescent Center. She praised his work and dedication to the Village. She also mentioned former Trustee Dennis Keeler who was forced to resign due to health issues and is recovering at home. She wanted to thank him for his service and dedication to the Village.

Trustee Vade Bon Coeur expressed appreciation for the guidelines provided by staff for standardizing procedures for all Village committees. They are reviewing procedures for Public Hearings and are reviewing the issue with the legal department. The issue centers around 2 types of public notice – one for hearings and the other public notices to put projects out to bid. Public hearings are published in The Winfield Register and bid notices are in both The Winfield Register as well as The Daily Herald. Legal will advise if this plan is correct.

Trustee Bajor reported on the Mayors and Managers meeting. They discussed a pledge for each community to reduce water use by 10% over the next 10 years. A package for residential users to recognize waste and identify leaks was described. Our new water meter system has many of the elements of the program already available for the Village residents. Unusually high usage triggers an alert to check for leaks. Rain gauges, landscape irrigation and rain barrels were also discussed.

The DuPage water commission also discussed “going green” for communities that wanted to be more environmentally conscious.

Both items will be moved to the Environmental Concerns Committee for review. Recommendations will then be forwarded to the Village Board.

Trustee Oakley reported on the E.C.C. They have also been discussing rain barrels. She also mentioned that they are still trying to find a copy of the committee’s mission statement.

Trustee Mortenson also wanted to recognize Mr. Van Wagenen.

He also announced a meeting with C.D.H. to explain the rules and criteria for community grants funded by the hospital. This is an informational meeting to be held on February 24 at 7:00 p.m. at Village Hall.

President Czech thanked Nadine for all of her work on the finances.

He also mentioned the sign ordinance, which has been under review for a year. He felt that it should be back on the agenda and discussed since many different sign issues have come up lately.

The President also mentioned the Mayors and Managers meeting. He found the speaker informative. He went on to explain that there will be water restrictions on things like fund raising car washes because of water restriction and water flow issues. This is due to a clause in the agreement signed for Lake Michigan water. Communities agree to monitor water usage and adhere to and implement restrictions.

President Czech reported on his "food grab" event with the Mayor of West Chicago. The event is held every 2 years and is to benefit local food pantries. President Czech reminded everyone of the needs of food pantries all year, not just at the holidays, especially in the current economic downturn.

XII. Other Village Official's Reports and Comments

A. Village President

B. Village Attorney

C. Village Treasurer

1. January 2009 Report

D. Village Manager

>> DuPage Mayors and Managers committee. DuPage County will probably get \$10 million for road projects. Winfield Road improvements will be an appropriate project. The Village hopes to have the project ready to go in 2 weeks so they will be more likely to get the funds. He would like to send a draft of the plan back to the Board by March 5.

E. Village Clerk

>> Clerk Mareachen is getting ballot items and wording ready for the coming election.

XIII. Other Business

XIV. Adjournment

COMMITTEE OF THE WHOLE

I. Old Business

II. New Business

A. Plan Commission

1. Request for annexation and rezoning upon annexation to B1 – General Business for property located at 26W115 St. Charles Road (SEPTRAN Bus Company)

>> Septran Bus Company representatives were present to explain their request. The property is located on the south east corner of St. Charles and Pleasant Hill Roads. It is now zoned light industrial. The actual parcel is 5.7 acres, not including the bikeway right of way. The request was seen as consistent with the Village's Comprehensive Plan and would be a "legal, non-complying use." It is now used as a bus terminal, but not 100% used for that. An existing building is being renovated for use as an office. Operations would be moved there from the current office in Addison. Originally the project was going through the County, but the company found they needed water and sewer. At full capacity there might be from 75 to 150 buses on site. Very few of the

vehicles would be full sized buses. The Plan Commission felt B-1 zoning would be appropriate and recommended it. They also felt that policy discussions on the project should include

--Clearly defining what the property can be used for.

--Consider abandonment of the well since they will be connecting to the Village water system. (They had wanted to keep the well for washing buses etc.)

--Require connection to the Village sewer system.

--Regulation of any future fuel tank installation. The annexation agreement should contain strong language about this issue.

--Limit the number of buses and put that number in the agreement.

--Restrict traffic going south on Pleasant Hill Road. (The company explained that the company serves 11 routes in northern DuPage County, so buses wouldn't be going south on Pleasant Hill Rd.) Language may still need to be put in the agreement however.

--Restrict the hours of operation.

Questions:

Trustee Birutis felt a lighting plan, as well as screening and landscaping plans should be included.

Trustee Oakley asked how many buses are there now? (35)

Do they move in and out during the day? (yes)

The company representative explained that a good portion of the buses are kept at drivers' homes now. The number could increase to 75 since some are now stored overnight in Addison. He went on to address fuel tanks. If, at some time in the future, the company wanted to install fuel tanks, they would be underground. This plan is not in the near future for the site at this point. They also explained problems with the lighting. At present it is the same as the previous use. This might be seen as too dim for safety, but if the light is intensified it could bother the neighbors. They also felt that the stop sign at the corner of St. Charles and Pleasant Hill would not be a problem since the vehicles enter and leave on a staggered schedule depending on the run.

A comment was made that although the Village wants to bring in businesses, the project may be appropriate for ECC review.

Trustee Bajor had concerns about the possibility of fuel tanks so close to the well because of possible ground water contamination.

Trustee Vade Bon Coeur strongly urged a look at the septic system. He reminded the Board of septic problems in that area already. The current hook up is more than the 400 yards that would require hook up, but he felt they could look into some kind of arrangement for hooking up.

Trustee Bajor mentioned that there are creative alternatives to septic systems that could be used until the hook up is available.

President Czech reminded the Board that the project is being annexed "as is" and therefore may not need a traffic study. The gasoline and oil issues may need to be reviewed by the ECC however.

Trustee Mortenson explained that the traffic and environmental issues can come in at the annexation level. This is not a traffic or ECC issue at this point – it is a Plan

Commission and Board issue at this point. The plan may not be ready for a vote at the next Board meeting. It may need to be “tweaked.”

Trustee Birutis agreed and would also like the minutes from the Public Hearing to be made available for the Board at the meeting.

Trustee Kunesh felt that the traffic committee didn't need to review this at this time since the Plan Commission takes that into consideration.

Company representatives stated that Septran has a history of being a good neighbor. They have dealt with these questions and problems before

B. Other

1. Request for reduction of letter of credit and acceptance of public improvements (Shelburne Farms, Phases I, II, and III)

>> Dan Watson explained the process of inspections in progress. He felt that these would be completed by the next meeting so the Village would know what the letter of credit should be.

III. Discussion of requests for future Committee of the Whole Agenda items from the Trustees (Requests Require the Concurrence of at Least Two Members of the Village Board).

IV. Public Comments

>> A citizen expressed support for the vehicle sticker proposal. He felt that the infrastructure needs to be taken care of. The Village can't pass a referendum quickly, so the stickers would be a start at raising funds to address the problem.

A citizen had a comment about the Septran project. He felt that there should be an environmental study given the use of the subject property as well as the uses of the surrounding area. He is an area resident and felt the agreement should clearly delineate the number of vehicles allowed. He felt that with each bus going in and out twice a day (4 trips over the road) the stop sign could be taxed. He felt that the Environmental Committee should review the project before the Plan Commission. He felt the Board should look at a process for property use that would encourage development, but be a clear path for the process. In addition, he applauded the Board for their work and acknowledged that they had to make hard decisions and had a difficult job.

V. Village /Board Comments

>> Trustee Birutis mentioned an article in The Chicago Tribune about transparency in government. She asked if this topic could be looked at by the Communications Committee.

VI. Executive Session-None

VII. Adjournment