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**AGENDA
VILLAGE BOARD MEETING,
COMMITTEE OF THE WHOLE MEETING
THURSDAY, SEPTEMBER 18, 2008 - 7:00 P.M.**

REGULAR MEETING

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
 - >> Trustee Bajor absent
- IV. Consent Agenda
 - A. Payment of Bills
 1. List of Bills
 2. Approval of Partial Payment for 2008 Stormwater projects, #1
 3. Approval of Partial Payment for 2007 Water Main Project, #5
 4. Approval of Partial Payment for Winfield Commons Project #1
 5. Approval of Partial Payment for Cooley Avenue Project #2
 - B. Approval of Minutes
 1. Regular Village Board Meeting of September 4, 2008
 2. Committee of the Whole Meeting of September 4, 2008
 - C. Other
 1. Resolution releasing certain executive session minutes
 - >> Trustee Birutis requested the April 6th executive session minutes regarding personnel be removed. Remainder of consent agenda approved.
- V. Public Hearing
 - A. Public Hearing – Proposed Amendments to Shelburne Farms Annexation Agreement
 - >> Kimball Hills filed for bankruptcy and M-1 Homes is interested in purchasing the property. This does not include the commercial property in the front of Shelburne. In their presentation, they said M-1 Homes was founded in 1976, is traded on the NYSE and is run like a family business. They are financially stable and will be debt free by the end of the 3rd quarter. They were hoping the board would agree to add the requested amendments to the annexation agreement very soon (that night) since the bankruptcy procedures have time limitations. After board discussion that was held during the Committee of the Whole (agenda item II.A.2 below), due to major changes to the plan/PUD, M-1 homes would have to go through the plan commission and public hearings. Amendments that didn't change the plan (such as fees) could be included without going to plan commission. M-1 could work with the Village Manager to work through those. Requested amendments included:

- introducing a “new product” (i.e., changing the building plans) where the side units would be “stacked one stories” (i.e., no stairs in the units) approximately 1200 sq. ft, there would be a variety of floor plans, the center units appear as 2 stories in the front and 3 stories in back, approximately 1500-1600 sq ft.
- the Winfield building code has changed since Shelburne was originally approved and now sprinklers and additional foundation and bracing is required which adds thousands of dollars of costs per unit. M-1 Homes were asking for leniency.
- they were getting rid of the condos from the plan and instead building townhomes like the units in the back of Shelburne. This would reduce the number of units from 64 to 32 in the phase of the development.
- Change owner to M-1 Homes
- allow Shelburne Farms main road for construction traffic
- allow occupancy prior to landscape for units completed in winter
- allow fees to be paid at occupancy vs. at build time
- fix fees and attach to annexation agreement
- 8 year extension to 2018
- no restriction on number of 3 bedroom units
- fees are higher than expected (expected \$7,000 but are closer to \$13,000) so they are looking for a break in fees

Several residents then commented. There was concern that the public hearing process was not properly followed since residents were not notified and there wasn't a notice posted at village hall. Village manager Barlow said state statute for “annexation amendment” public hearing was followed and did not require residents to be notified. Concerns raised were that the original units built are larger and higher quality than what is being proposed. They are concerned that it will bring down the value of their properties. There is also concern that with additional 3 bedroom units, it will attract more than “empty nesters”. Also concerned that there will be less space between units.

VI. Open Forum

VII. Public Comments

>> A resident said a tarp covered a drain near Shelburne farms which slowed down the water drainage. Dan (engineer for village) said the county is going to repair the storm sewer and that will help drainage.

>> Dan Keck thanked all for the success of Good Old Days. Also commented that there was a train incident Friday night that prevented crossing the track for hours and an underpass would have helped. Lastly mentioned development on Roosevelt Road and wondered what the board thought of it (Board did not comment).

>> Another Good Old Days organizer thanked the Board for the success of Good Old Days and also commented that the train incident blocked the crossing for 2.5 hours and that an underpass or overpass would have helped alleviate the problems.

VIII. New Business

IX. Reports of General Business

A. Finance Committee

1. Ordinance amending the annual budget for the Village of Winfield for the Fiscal Year commencing May 1, 2008 and ending April 30, 2009 for receipt of a state legislature initiative grant and proceeds from Central DuPage Hospital and appropriation of funds for hazard abatement in Village Hall

>> approved.

2. Authorizing an agreement with Central DuPage Hospital for community programs

B. Public Works Committee

1. Award of bid for Village Hall carpet and tile services

>> approved (\$21,000+)

2. Award of bid for asphalt work

>> approved (Shroeder Asphalt Service \$200,000+) after discussion. Trustee Birutis is concerned over expenses that have not been budgeted (e.g., \$45,000 for mold removal, postage for newsletter, unknown amount for flood, \$40,000 increase in salt) and requested a review to avoid budget problems at the end of the year. Barlow and Dan (eng) commented that the asphalt has to be done now. It would get worse and costlier if left until next year due to additional degradation over winter. Barlow also commented that the money is in the bond fund and has to be used.

3. Resolution authorizing the submittal of a Community Development Block Grant application seeking financial assistance for the extension of water services to the Pleasant Ridge mobile home park

>> approved

X. Reports of Temporary Committees

A. *Town Center Marketing and Capacity Study* – **Trustee Birutis**

>> There was a 2 hour meeting where this was discussed. In the village hall lobby there are two concept plans on display.

B. *Safe Routes to School* – **Trustee Birutis**

XI. Future Business

A. Active

1. Discussion on the possible nuisance problems at 0S257 Summit Drive

2. Village costs associated with special events – policy

B. Forthcoming

1. General Development Plan - Key Development Areas 1a, 1b, and 2 St. Charles Road area annexation initiative –Recommendation from the Plan Commission anticipated in the near future.

2. Anti-monotony ordinance for new housing projects – Matter has been referred to Plan Commission.

3. Policy on maintenance of stormwater maintenance facilities – Work has begun on the inventory; policy will be deliberated first by Public Works Committee.

4. Policy on distribution of impact fees – Matter has been referred to the Administration and Finance Committee.

5. Best means to fund street maintenance for the Village streets – Matter been referred to Public Works Committee.

6. Alternate sidewalk designs for Park Street – Safe Route to Schools

XII. Village Board Comments

>> Trustee Mortenson thanked all the residents that came and spoke on Shelburne Farms. Thanked all for Good Old Days.

>> Trustee Birutis thanked WEMA, public works, Village Manager Barlow and CDH for their efforts during the flood.

>> Trustee Vade Bon Coeur agreed with Trustee Birutis' budget concerns and noted that they will have to watch the budget.

XIII. Other Village Official's Reports and Comments

A. Village President

>> Village President Czech said this is the fourth flood since he lived here and 1987 was the worse – it occurred six weeks after he moved here. He said the flooding is partially caused by the development downstream that is narrowing the river, causing it to overflow in Winfield. He thanked all that helped during the flood and said DuPage County has been working on updating the flood plain maps.

1. Appointment to Village Board vacancy – Timothy Allen

>> Not discussed

B. Village Attorney

>> Will be attending a IL Municipality conference. There will be a presentation on setting up wind farms. Will share information gathered if requested.

C. Village Treasurer

1. Monthly report

>> No report

D. Village Manager

>> Thanked all that provided support during the flood including WEMA, Deb and Andy Birutis, Ty from public works who has a new baby and still came out. His truly extraordinary care for this village makes Barlow proud to be associated with the public works.

E. Village Clerk

>> LAST DAY TO REGISTER IS TUESDAY, OCTOBER 7th.

>> WEMA is putting together a report on the train incident that occurred on the Friday of Good Old Days. WEMA will also provide a report on the flooding in Winfield.

XIV. Other Business

XV. Adjournment

COMMITTEE OF THE WHOLE

I. Old Business

A. Public Works Committee

1. Resolution approving the intergovernmental transfer of easement rights to the DuPage Water Commission for 2nd connection

>> Includes adding a meter at Garfield. Will be put on the Oct. 2nd agenda.

B. Plan Commission

1. Request for a Special Use Permit to allow the parking of a Recreational Vehicle in an Easement and in the Required Front Yard Setback at 0N286 County Farm Road.

>> The vehicle is well screened and neighbors are ok with it. It is moved as far back as possible without cutting down large trees. Will be put on Oct. 2nd agenda.

II. New Business

A. Other

1. Request for a C-1 Liquor License at 26W220 Geneva Road

>> Vade Bon Coeur said there are several along Geneva Rd within .7 miles. Kunesh is against this. Birutis is undecided, yes, there will be several already but the closest one to this is in Wheaton so this would be revenue for Winfield, Mortensen is ok with this. Will be on the agenda again Oct. 7. Not sure if there will be a vote or if this will again be on COW.

2. Proposed amendments to Shelburne Farm Annexation Agreement

>> see public hearing notes
III. 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)
>> none

IV. Public Comments

>> There were a few more residents that commented on Shelburne Farms. In general, they want the complex completed but do not want a lower quality housing.

>> Dan Keck was pleased to see this new blood in the community (referring to the Shelburne Farms residents in attendance) and is looking forward to them becoming involved in community activities.

V. Village Board Comments

>> The residents were thanked for sharing their concerns regarding Shelburne Farms.

VI. Executive Session - None

VII. Adjournment