

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, NOVEMBER 20, 2008 - 7:00 P.M.**

REGULAR MEETING

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

>> Present: Czech, Bajor, Birutis, VadeBonCoeur, Oakley, Mortenson(on phone remote), Kunesh.
Motion, seconded and approved to allow Mortenson to participate remotely.

IV. Consent Agenda

>> Pres. Czech took up issue of former Viking Restaurant which had been discussed at the Plan committee meeting the night before. There were problems with the special use previously granted to the former owner and whether it could transfer to new owner. Apparently a way around the problem was found, to the satisfaction of all and Pres. Czech asked for and got a motion to remove the topic from tonight's agenda.

A. Payment of Bills

1. List of Bills

2. Partial Payment Request #3 – Cooley Avenue

>> Bajor had questions. Page 10 and 11 several CDH grants reported for various crime stoppers and other anti-crime efforts Trustee Bajor wondered if these were part of the CDH payments that had been planned. Page 14 there was a "uniform replacement" for James Olson. Bajor noted that uniform was from Kenneth Cole and Banana Republic for \$321. Would query this expenditure when it comes up again. Also queried the \$40,000 plus to provide restoration of the Cooley Avenue house and he asked if this activity could be held off until spring. Barlow said money is sufficient for the work to be done and he would talk to the contractor and get back to Bajor. Trustee Birutis had a change to the minutes regarding an issue she thought had been previously removed from the agenda thus making tonight's mention of it the first rather than the second reading of it. They agreed to treat as first reading. The rest passed without comment.

B. Approval of Minutes

1. Regular Village Board Meeting of November 6, 2008

2. Committee of the Whole Meeting of November 6, 2008

>> Passed as mentioned above.

C. Other

1. An ordinance authorizing the disposal of property owned by the Village of Winfield (2nd reading)

2. Ordinance approving plat of vacation west side of Peter Road right-of-way north of Churchill Street (Margaret Mochel; 1st reading)

>> Passed as above.

V. Open Forum

A. Presentation of the final report from the Winfield Town Center Marketing and Capacity Study

>> Trustee Birutis introduced representative, Trevor Dick, from Houseal & Lavergne by noting that everyone should be excited about the completion of this study as it identifies the market areas best suited to Winfield's Town Center rehab and clearly identifies the things Winfield should be doing. It built upon several previous studies and is the most comprehensive to date. Partial payment was made by grant from Govt. Used variety of means to collect data. Large document produced can be accessed on Internet including maps of proposed redevelopment areas. New, additional, commuter parking is planned. Gave residential and commercial market predictions, see report online. They manage to cover just about everything that has ever been discussed previously. They included every agency that might ever have business with the Village and incorporated the plans by CDH, for example, for their development and growth. It was determined that the most important intersection is that of Winfield Rd. and High Lake and the recommendation is to greatly strengthen this intersection with new buildings and the participation of CDH as well to build a medical office building and more of their parking garage in the area. Birutis had questions and compliments. Vade BonCoeur had several complimentary things to say, ditto for Bajor. Bajor had a stormwater proposal and that is to have underground storage tanks to collect excess water something like what Downer's Grove has done. These would be built as new buildings go up. He also mentioned additional work to be done in area of transportation. Oakley asked if there really was enough demand for area of more than 200,000 sq. ft. of commercial. Traffic patterns combined with frequent trains (esp freight) create severe doubt in the minds of many business owners. Biriutis discussed possibility of hiring someone to be a watchdog on the train situation and make calls to UP every time a train tied up the crossing longer than it should. She felt it would not take long for UP to recognize they have a problem. Bajor asked for description of the process Houseal used to collect their data. More discussion of needed extra parking as determined in conjunction with METRA and RTA. For extensive detail see the information provided in the packets for the Trustees as well as the report on the Village website.

Czech mentioned that Trustees Blrutis and Mortenson have suggested having a Town Hall meeting perhaps in December to discuss transportation issues and town center development. Important to get the word out to the public. There are links on the website. Keep up with notices on the website.

Concept Change for Lee Station III

>> Developer Nunzio Castellino, presented a brief account of several exterior changes he is proposing. Received criticism for too many stairs. Nunzio proposes removing the second story to the buildings which would make smaller units. All become 2BR units not 3BR. Discussion of whether this is a major or minor change. If major then another public hearing before the Plan Commission will be required. Decision is minor change so this will go back to Plan Commission for review and comment and then be returned to Board for a vote.

B. Public Comments

>> Kay Stearn spoke in favor of underpass and encouraged all to view Wheaton's underpass as it is "gorgeous".

Ms Garrity was stating her support for the underpass.

Rich Bysina of Chamber of Commerce. Speaking only as a private citizen tonight, NOT as a part of the Chamber of Commerce. Spoke in favor of underpass. Cited several instances that were extremely dangerous at the train crossings.

Brian McCarthy of Peter Roskam's office. Here tonight on his own to clear up a frivolous complaint against Pres. Czech filed last October when Pres. Czech wrote a letter detailing ways that Congressman Roskam had helped the Village. This letter was NOT done at taxpayer expense as was alleged. Pres Czech has worked well with Roskam and has done nothing that violated election laws.

Bob Niberg here on behalf of Shelburne Farms. Despite financial problems all fees to Village will be paid. Kunesh spoke up in favor of this buyer who seems to have the money to buy and continue to build the development. Mortenson glad they are going to be coming back to this deal as he'd previously heard from Niberg that Michaels Properties was backing out of the deal. Mortenson glad they're back in the picture but feels the proposed changes they'll be making are Major and will require an additional public hearing.

Barlow interjected with a description of Major and Minor (and Incidental) changes. Since the changes proposed here will alter the exterior look and the size and configuration of the units it is considered a Major change and will require a public hearing before the Plan Commission. Discussion ensued. They come up with 2 for and 2 against. Birutus did not vote because the item was not on the agenda and she has not yet read the agreement so did not want to vote without reading it. She therefore said she had no opinion. This meant Czech would have to break the tie. He broke the tie with a vote for the full investigation that would be precipitated by calling these major changes. They will try to get this on Dec. 3 meeting of Plan Commission or if the schedule allows an additional meeting, then Dec 17.

Jay questioned the fact that the Village has gone through at least three previous town center studies and wonders where it will all lead. Spending a lot of money for what

VI. New Business

>> None

VII. Reports of General Business

A. Safe Routes to School Committee

1. Resolution authorizing the submittal of a grant request for the Safe Routes to School Program
>> Made motion to adopt. One change on page 59, Section 2, change the year to 2008. No discussion, unanimously passed.

B. Plan Commission

1. Ordinance approval a special use for a restaurant at 27W150 Roosevelt Road, Morgan's Steakhouse
>>

C. Public Works Committee

1. Acceptance of a proposal for south side drainage improvement project from Rempe-Sharpe
>> First step in removing the floodplain restraints found for the town center and on the south side of town. No objections, passed.

D. Other

>> Bajor reported on Public Works Committee meeting. Encouraged everyone to visit the new facility. Planning Town Hall meeting on street programs.

Oakley pointed out confusion over the change in the sticker program. Barlow said sticker program will be handled on the website.

Birutus– UP raised their contribution to \$850,000. The vote on letting a contract will come up very soon. This means the village will have no cost to them.

VIII. Reports of Temporary Committees

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

>>

IX. Future Business

A. Active

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

>>

B. Forthcoming

1. General Development Plan - Key Development Areas 1a, 1b, and 2 St. Charles Road– Matter has been referred to Plan Commission.
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
6. Costs for recreational vehicle variance application – referred to the Administration and Finance Committee
7. Pro-forma review of the Village's finances at the 6 month time period – coming from the Administration and Finance Committee

X. Village Board Comments

>> Bajor provided a summary of all the activities he has contact with.

XI. Other Village Official's Reports and Comments

A. Village President

1. Re-appointment of David Popham, William Rose, and John Taylor to the Zoning Board of Appeals

>> Passed.

2. Re-appointment of Eric Spande to the Environment Concerns Commission

>> Passed unanimously. Nice words for him.

B. Village Attorney

>> No report.

C. Village Treasurer

1. Monthly report – October 2008

>> \$9 million to begin and \$8 million to end.

D. Village Manager

>> Garbage stickers – should never take steps that upset our customers. Received 24 calls on this. He is taking full responsibility for the missing information on the exchange program. He did feel that the next time period is that a lot of the leftovers will be used up because of the holidays. BUT they are going to give extensive publicity on the exchange program so no one will have to throw away any stickers.

Snow and Ice – talking more about the impacts of rising costs. Trying to remedy the situation with additions and other chemicals. Looking to use beet juice. Doing everything they can with what they can get.

Last item – a call about stickers also complained about the change of day for service. It was explained that this was done to improve the look of the village. The caller asked the board to pass a law prohibiting hanging clothes out to dry on weekends. Barlow asked for reactions from trustees.

E. Village Clerk

1. Proclamation declaring December 2008 Drunk and Drugged Driving Prevention Month
>>

XII. Other Business
>>

XIII. Adjournment

COMMITTEE OF THE WHOLE

I. Old Business

A. Plan Commission

1. Wheaton Christian Grammar School Final PUD

>> Scott Pointner said that there are changed plans for traffic flow to and from the school. Also, some small changes to the school building concerning sq ft, sidewalk, overall footprint size. Realigned the driveway, some parking issues. Back to traffic, there have been some rearrangements between Coventry and Mission. Everyone's ok with everything. Stormwater issues being solved. As soon as he has all the sign-offs he will be finished. Mortenson asked about the gating of Mission and was told it will be gated. Mortenson said Fire and Police would prefer the Opticon type gating so they can have easy access for emergency vehicles. Long discussion by Pointner in return but they have not yet decided on type of gate. Opticon being electronic it can be opened from the school building. Have until the end of February to come back for approval of the Board. Birutus asked if the letter from Mr. Watson had been satisfied and he said yes. Birutus found they could come back as soon as Dec.4th.

Does not have to go back to Plan Commission for street ok.

2. CDH Bed Pavilion Final PUD

>> Bell from CDH. Presented plans, Mortenson reported the Plan Commission had approved and Mortenson suggested it be moved forward. Oakley asked about a one-story brick building. Bajor thanks CDH for keeping the work areas neat and dust free.

3. OS033 Church Street – Preliminary PUD

>> PC recommended a sunset clause, was referred back to CDH. CDH did not have a problem with sunset clause.

4. Presentation on the Tear Down Ordinance

>> Raised in August, sent to PC, and various attempts made to write an ordinance. Gets complicated, see packet information for details. PC didn't like what was produced at first. Then changed bulk requirements. Some explanation given of how these things work. What is a 35 foot high home? It depends on the type of roof you have. Looked at floor area allowances. This would help control the bulk. Next they worked on garage doors in order to limit the exposure facing the street. Limit it to 22ft. Recognized new definitions like what is in-fill, what is a porch. Need to define closely so there's no question. Is PC heading in the right direction? Mortenson, PC going the right way and they've worked very hard on it. Vade Bon Coeur expressed concern about neighborhood types/ages. Incremental changes ok. But big changes, i.e. building big houses on smaller lots can cause problems with the contrast of a much large house in the middle of a lot of smaller ones. Oakley asked if there are other locales where they are doing this sort of thing and had Winfield looked at their ordinances. Lemont was consulted. Kunesh ok with it. Birutis, too. Czech wanted to clarify which version was being discussed.

Barlow noted the time and asked for a decision on the ten o'clock ruling.

5. Discussion on the Public Hearing Notice requirement

>> Barlow read the ordinance but it will be on agenda for next meeting to be voted on. Some amount of discussion and Oakley pushed getting things online whenever possible. Rest of group was in favor too. So send to PC.

New Business

A. Administration and Finance

1. Miscellaneous financial policies

>>

II. 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)

>>

III. Public Comments

>> Dennis Clark on WCBibleSchool. Discussed traffic concerns. Mission Court had previously protested the one-way designation but now it's going the other way they are not protesting. Mortenson answered some questions. No signs now.

IV. Village Board Comments

>> Oakley asked about getting computers for Board members. Barlow is looking at certain types and suggested she take a look at them but he felt not everyone on Board would want one. Will have demonstration.

V. Executive Session

A. Deliberations concerning salary schedules for one or more classes of municipal employees

B. To consider the appointment, employment, compensation, discipline, performance, or dismissal of specific employees or to hear testimony on a complaint lodged against an employee to determine its validity

VII. Adjournment