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**AGENDA**  
**VILLAGE BOARD MEETING,**  
**COMMITTEE OF THE WHOLE MEETING**  
**THURSDAY, APRIL 3, 2008 - 7:00 P.M.**

**REGULAR MEETING**

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

>> All present

IV. Consent Agenda

Frank Novel was presented a plaque for his service as Winfield Village Treasurer. His house has sold and will be moving. The Village is still looking for someone to fill the position.

A. Payment of Bills

B. Approval of Minutes

1. Regular Village Board Meeting of March 20, 2008
2. Committee of the Whole Meeting of March 20, 2008

C. An Ordinance authorizing the disposal of property owned by the Village of Winfield; Police Department seizure (1<sup>st</sup> reading)

>> No questions. No Corrections. Passed unanimously

V. Open Forum

A. Winfield Chamber of Commerce Carnival Contractor - Amusement Co. Inc. of Naperville, Illinois

>> Denny Masey of Alpine Amusements was introduced. Alpine Amusement Co. is a family-owned company from Naperville. They had another commitment change dates and were able to schedule Winfield for Good Old Days. They perform background checks on every employee. The Board will vote at the next meeting. Rudy asked that Chamber representatives Rich and Patty as well as Denny be available to answer questions from the Board.

B. Presentation by Central DuPage Hospital for a Planned Unit Development for a proposed new five story Bed Pavilion and Emergency Department expansion.

>> Before the presentation C.D.H. reps announced that the hospital had again been named one of the top 100 hospitals in the country (out of 5,500) They were also named to the list in 2006 making them one of only 73 other repeat winners.

The portion of the project being described included the S.W. corner of the campus where the current E.R parking lot is now located. A parking garage is being constructed there. That is projected to take less than a year. At that point construction will begin on the new bed pavilion. Currently 2/3 of the hospital rooms are semi-private. The new building will have 202 private rooms the same size as the current Mom and baby rooms.

The whole project should be done in 3 ½ years. At that point the current E.R. entrance and the ambulance entrance areas will reverse positions, making the E.R. entrance much more visible from the road.

The new pavilion will begin construction in approximately 1 year. The hospital wanted to

present their plan to the Board now to keep the Board aware of their plans as they go along. Trustee Bajor commented that the Board appreciated the current spirit of open communication with the hospital. The plan will go to the Plan Commission.

C. Public Hearing on Annexation Agreement – Pleasant Ridge Manufactured Home Park

>> Bill Barlow had a presentation explaining the terms of the annexation agreement. The zoning is reflective of the manufactured home area, allowing sales of manufactured homes etc. He explained it as having mutual benefits for the Village and the residents. It allows for a 20 year time period for payment of the utility fees to minimize the impact on the residents. Trustee Bajor had some questions about the population equivalency figures in the report. It refers to 1.5 people per home whereas the State of Illinois uses 2.5 per home. Mr. Barlow explained that the representatives from the Park arrived at that figure since it reflects the actual population there now. Mr. Bajor asked if this would be a problem with the I.E.P. but Mr. Watson of Rempe-Sharpe explained the difference between annexation vs. a tap on fee.

D. Public Hearing – FY 2008-2009 Budget

>> Bill Barlow had a presentation showing the refined budget figures. There had been a presentation at the last Village Board meeting as well as a meeting the previous Monday. The final budget is still in a state of flux. The current numbers do not reflect a restoration of reductions in staff. Mr. Barlow was not clear on what the direction the Board wanted to go. If the Village Board wants all positions back in, there will have to be additional cuts elsewhere in the budget.

No money was included for the pedestrian underpass. A resolution will be needed to unbind the agreements with the state and companies contracted for the project.

Trustee Bajor asked if the Village could wait to pull out of the agreements until the deadline (August). He didn't want to end the commitment until the last chance in case funding was found.

Bill Barlow had a detailed presentation of the budget figures.

One major expense was the Police Pension Fund. An article from the *Daily Herald* compared local communities level of support of this pension fund. Most fund a higher percentage, but all communities have problems.

The Library Budget was presented. Most figures reflected a standard budget. Some figures are higher since they are looking at making the building handicap accessible with an elevator and a lower level entrance. Talks on the project have started. Some money has been appropriated for plans.

No Board Comments. Public Hearing closed unanimously.

E. Public Comments

>> A resident had a comment on the Estate Residential Zoning. He felt it was a good concept to facilitate annexation for some residents to minimize changes for those annexing. He felt the proposed plan does not work. He felt it was more restrictive and took away citizens' rights.

A W.E.M.A. representative explained the Mutual Aid Agreement. It has been in the process of being written for 10 years. Its goal is to eliminate some problems experienced in crisis situations. The Village Board was urged to vote on the agreement since we are entering the season of more likely tornado activity etc.

A representative of West-Win Homeowners Association spoke in favor of the Estate Residential zoning proposal. He felt that Winfield has assets of a rural setting, green space, lower density and forests. There are fewer and fewer places to buy 1 to 5 acre parcels. He sympathized with those who want to subdivide, but compared that to second hand smoke because of the negative effect it would have on the neighbors. He asked the Board to consider the wishes of the majority of homeowners and protect our open space.

The newly formatted *Winfield Stuff* was presented to Board members. It is scheduled to be delivered to residents on Friday.

A resident of the area affected by the proposed Estate Residential Zoning agrees with the comments by the West-Win Homeowners Association representative. She asked the Village Board to vote for the zoning proposal. She cited the loss of trees that has already happened with other recent subdivisions in Winfield. She said that 78% of the people in the affected area want to preserve "...the little we have left..." in Winfield.

Rudy explained that there will be time for discussion of Estate Residential later in the meeting, but it was explained that some citizens wanted to speak to the topic at this point because they had other meetings to get to later in the evening.

VI. New Business – None

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## VII. Reports of General Business

### A. Administration and Finance

1. Ordinance amending Title 3 – Business and Licenses, Chapter 3 – Liquor Control of the Village Code, increasing the number of C-1, Full Liquor/ Liquor Store and decreasing the number of C-2 Full Liquor/Convenience Market licenses  
>> 3 to 3 tie broken by President Czech’s “yes” vote

### B. Planning/Zoning Board of Appeals

1. Resolution authorizing a municipal warranty deed between the Village of Winfield and Central DuPage Health Services, Incorporated for property on the north side of High Lake Road, west of the Winfield Fire Station  
>> Passed unanimously
2. Ordinance granting certain variances to Title Nine – Building Regulations to allow a six foot solid privacy fence in a corner side yard at 0S772 Forest Street  
>> Trustee Mortenson asked if there are provisions for a uniform fence look. He mentioned other towns where fences facing a road vary widely. Bill Barlow said that such regulations should be put in place.

## VIII. Reports of Temporary Committees

### A. *Downtown Riverwalk Initiative Task Force* – **Trustee VadeBonCouer**

>> Presented to the Forest Preserve on March 25<sup>th</sup> and received good feedback on the project.

### B. *Fire Sprinkler Regulations* – **Trustee Petitti**

>> A draft is in progress. They need 1 more meeting to finish.

### C. *Town Center Marketing and Capacity Study* – **Trustee Birutis**

>> There will be a steering committee meeting the end of April or the beginning of May. Will have an exact date by the next Board meeting

### D. *Safe Routes to School* – **Trustee Birutis**

>> No change

## IX. Future Business

### A. Active

1. Public Hearing Notices published in the Winfield Register  
>>

### 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. Policy on maintenance of stormwater maintenance facilities – Work has begun on the inventory; policy will be deliberated first by Public Works Committee.  
>>
3. Policy on distribution of impact fees – Matter has been referred to the Administration and Finance Committee.  
>>
4. Best means to fund street maintenance for the Village streets – Matter been referred to Public Works Committee  
>>

## X. Village Board Comments

>> Trustee Birutis said there will be an April 16<sup>th</sup> workshop on the five year master plan of C. D. H. for the Plan Commission.

Trustee Bajor had a question about the water main project on Manchester Rd. He thought the crews were to auger under trees rather than open cut. A large tree had been taken down. Were staff present to watch the work? Dan Watson said they were.

Trustee Bajor also wanted feed-back on sources of additional funding for the underpass project. He asked the Village Attorney if we had time to take it out of funds later? She said it is okay as long as the budget is available for the public at the public hearing. A draft budget meets statutory requirements.

On the underpass topic, Trustee Mortenson had been at Representative Roskam's office and staff there had encouraged the Village to keep with the project. Roskam will try to get additional funding.

#### XI. Other Village Official's Reports and Comments

##### A. Village President

>>

##### B. Village Attorney

>>

##### C. Village Treasurer

>>

##### D. Village Manager

>> Bill Barlow commented on the water pipe project on Winfield Road. Originally they felt they could fit the pipes in between the sidewalk and road, but after being on site they realized they can't put in the pipe without losing trees. Therefore the work along Winfield won't start until after school is out. On the budget, Mr. Barlow explained that the purpose of the public hearing is to gather input from the public, so it is not the final budget. Adjustments are made as things are brought up. The underpass can be further discussed in the Committee of the Whole

##### E. Village Clerk

>>

#### XII. Other Business

>> Trustee Petitti had questions for the Village Attorney about the W.E.M.A Mutual Aid Agreement. It was explained by the W.E.M.A rep that the agreement was presented county wide to be voted on by all towns in the area. The agreement incurs no obligation on the part of the Village, but allows Winfield to accept help. Many local towns have already agreed. The urgency for passage is because tornado season is approaching. The previous agreement, that this one replaces, was signed by everyone but the Village of Wayne. Eight towns have already signed this agreement. Previously, to get help, a "disaster" had to be declared. Now the County voted that towns only need to ask for help. Questions were raised about our Public Works crews being sent out without approval. There were assurances that there is a definite chain of command. Prior to this agreement, some towns would not send help because of insurance concerns. This agreement solves this. There were questions about rushing the approval through. Again, the reason was that the tornado season and the possible risks that it brings, is fast approaching.

#### XIII. Adjournment

### **COMMITTEE OF THE WHOLE**

#### I. Old Business

##### A. Administration and Finance

###### 1. Follow-up on proposed FY 2008-2009 Budget

>> Trustee Vade Bon Coeur reported on the budget meetings. There had been lots of "putting heads together" to work out the budget. He felt they were able to make progress because of the great preparation by staff. A Special Budget Meeting is to be schedule. There is much left to be done. Rudy asked that discussion be limited on this topic tonight.

##### B. Public Safety

###### 1. DuPage County Emergency Management Mutual Aid Agreement

>> Moved to Board Agenda. Passed unanimously after discussion (noted above)

##### C. Planning and Zoning

###### 1. Application of Estate Residential Zoning

>> Dennis Clark was present to answer questions. The topic was put on the Committee of the Whole agenda so Trustees Birutis and Petitti could hear the presentation and ask questions since they hadn't been able to be present when it was last presented to the Board. Dennis gave a brief review of what he has done on the project in the last 1 1/2 years. He commented that he has heard many opinions both for and against the concept. President Czech asked if there had ever been a proposal to vote on each of the three areas in question separately. The Plan Commission felt it should be treated as one zoning area.

Trustee Vade Bon Coeur commented that he felt the proposal had many facets. He struggles

with the many valid points that have been made on all sides. He felt that zoning is a delicate balance of what is right for the community with what is right for the individual. We must be careful not to allow inappropriate growth. The original directive came from Village staff to try to figure out Estate Residential Zoning.

Trustee Petitti, in responses to questions about sending it back to the Plan Commission, stated that the Village Board can make the decision. They shouldn't send it back. It had been in the works for two years.

Trustee Bajor reflected on what we want for Winfield as a lifestyle. He reminded the Board that once you develop smaller lots, you can't go back. He felt we should have a variety of lot sizes and house sizes. He also wanted the proposal to go forward. He said he was surprised at the Plan Commission's vote.

Trustee Kunesh also wanted the proposal to go forward. He commented that if we set tougher zoning, developers will see that we want 1 acre. If they want a change, they can go before future boards for changes.

Dennis Clark explained that if you put zoning in place, you have control of development, and can prevent more Starcliffs and Shelburn Farm developments.

The proposal will be on the agenda for the first meeting in May

## II. New Business

### A. Administration and Finance Committee

1. Compensation recommendation for Village Clerk position  
>>
2. Review of authority to supervise the day to day activities of WEMA  
>>

### B. Planning and Zoning

1. Re-zoning of Public Works site from R-1, Single Family Residential to P-1, Public Land.  
>> Acknowledged (so it can be on the next meeting agenda)

### C. Other

1. Creation of the office of President Pro Tem or other approach to deal with emergencies  
>>
2. Updating Village Building Codes  
>>

## 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*)

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## IV. Public Comments

>> A four year resident who moved to Winfield from West Chicago, explained that her family moved here for the large lots and open space. She strongly wants to preserve the things she moved here for and knows that her neighbors have also expressed their strong support for preserving the large lots.

A resident who has moved from the area, but still has a house here commented that this topic is very old business in this community. He moved here in 1996 and it was a topic then. He commented that people move here for what it is. He explained that his lifestyle had changed, so he moved. He wouldn't think of imposing or changing the community for his neighbors after he left. He urged the Board to try to put some teeth into zoning to control random development. He emphasized that if your lifestyle changes – move. Don't be unfair to the neighbors. You can't appease everyone. Think of the preponderance of people.

Another resident who currently lives outside of Winfield, explained to the Board that the unincorporated areas are concerned about what the Village does because it forecasts what the Village will do outside its borders. "Have courage. Do the right thing."

Another resident from the unincorporated area emphasized that the people who moved here moved here for the large lots – NOT Naperville. His second point was Democracy. The majority rules, not the minority. The majority wants large lots. His third point addressed the question of why the unincorporated areas are interested in this issue. He felt it sent a signal to all of the developers in the area about what to expect. He referred to past Village Boards' history and relationship to developers.

He felt that the rural character is the Village's biggest selling point.

A former real estate appraiser spoke next. She had left the area for 4 years and was shocked at the changes she saw in the areas to the west when she came back. She felt that our large lots are truly unique. Once they are broken up, they cannot be re-assembled. "Cherish the large lots!"

Another resident commented about how often visitors to his home use the words "unique" "distinct" and "Quality of life." People over and over say that they moved here for the large lots. He described the area as a previous savannah – an area with small forests. He went on to talk about the habitat present in the large lot area. "You need to do something NOW to preserve what we have." Some houses don't fit -- they don't belong on a particular lot. He also referred to the discussions with previous boards about the open space issue.

Another resident spoke in favor of the zoning change to preserve something for the good of the whole area.

Another resident urged the Board to follow the Comprehensive Plan. Currently that says 2 dwellings per acre. If the Board wants to make a change, they should change the comprehensive plan. He spoke of the history of this issue. Originally the Board wanted to make 1 acre lots, but felt there were too many non-conforming lots for that to work.

Dennis Clark from the Plan Commission explained that the Municipal Code of the State of Illinois states that a Comprehensive Plan is not law – Zoning Code is. A Comprehensive Plan is advisory. Zoning is necessary because the Comprehensive Plan is not law –just a guide. Zoning is the only tool we have to control development.

Trustee Birutis distributed copies of a summary of Mr. Clark's map data to the board. She didn't include non-residents or neighboring properties. (and not the cemetery). She found that 83% of voters wanted Estate Residential zoning. For incorporated areas we have zoning laws. For unincorporated areas we have a Comprehensive Plan.

The issue was moved to the first meeting in May.

#### V. Village Board Comments

>> None

#### VI. Executive Session

- Collective Bargaining Strategy

#### VII. Adjournment