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NOTES TAKEN BY KAY KIRKPATRICK

Agenda

Village Board Meeting

Committee of the Whole Meeting

Executive Session

Thursday, August 3, 2006

7:00 p.m.

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call: Kunesh absent
- IV. Consent Agenda
 - A. Payment of bills
 - B. Approval of minutes: Bajor moved, Petitti 2nd. All aye.
 1. Addendum to minutes for the regular meeting of June 1, 2006 dealing with the censure of Trustee Levan: LEVAN wanted the subject covered further. He gave the Clerk a video tape that was cued to where he felt the discussion started. The addendum was removed from the motion.
 2. Regular Village Board meeting of July 20, 2006
 3. Committee of the Whole meeting of July 20, 2006
 4. Executive Session Meeting Minutes: LEVAN questioned why just these. Some are inaccurate & will come forward. People involved in these minutes are not here. CZECH said some of these minutes deal with the butterfly farm & the former law suit w/W. Chicago about the sewers.

- a. February 18, 1999
- b. May 20, 1999
- c. September 16, 1999
- d. April 6, 2000
- e. May 4, 2000
- f. May 18, 2000
- g. June 1, 2000
- h. June 15, 2000
- i. February 1, 2001
- j. March 1, 2001
- k. June 21, 2001
- l. October 18, 2001
- m. December 6, 2001
- n. January 3, 2002
- o. February 7, 2002
- p. March 7, 2002
- q. March 21, 2002
- r. July 18, 2002
- s. January 22, 2004
- t. July 1, 2004
- u. July 15, 2004

C. Plan Commission

- 1. An ordinance granting a minor Planned Unit Development amendment for the Winfield Crossing Shopping Center

D. Other

- 1. An ordinance amending Title 9 – Building Regulations by adding Chapter 7 – Demolitions
- 2. Consent to Amendment to Lee Station Master Association Agreement
- 3. Resolution indicating participation by the Village of Winfield in the DuPage County Natural Hazards Mitigation Plan
- 4. Ordinance on disposal of surplus equipment

V. Open Forum

VI. New Business: **BIRUTIS** would like a marketing brochure developed to promote the town of Winfield.

VII. Reports of General Business

- A. Planning and Zoning - Trustee Petitti **Birutis 2nd. Bianco & Levan = NO**
Bajor, Petitti, Birutis = YES

- 1. Resolution rejecting the November 6, 2002 Recommendation of the Winfield Plan Commission regarding future land use classifications in the Comprehensive Plan and re-affirming the 2001 General Development Plan classification for properties located in Key Development Area 6
BIANCO: KA6 most critical component for diverse potential uses. The intent was to look for commercial retail development. In 1998-99, decided the area should be the engine for revenue growth for Village. It's much easier to develop Roosevelt Rd. than Town Center.

BIANCO thinks this motion is a mistake & the Village should look for further opportunities to develop Roosevelt Rd. as a retail corridor. This ordinance will remove this potential. There is no other viable plan for this most important economic issue. The broad majority of the town, not a select minority, trust the Board will protect their economic future. This motion is serving a small group of people that are protecting their personal issues.

This is hypocrisy for the Board to make this change. When you talk *ad nauseum* about the Comprehensive Plan & then change it for your constituents, that's hypocrisy. That's wrong. You say something to get votes & then change. Disappointed with this. This won't put us in dire circumstances, but it's a mistake.

BAJOR: He is elated to see this motion. It's not hypocrisy. The Comprehensive Plan has been restored. The majority of voters expressed their opinions & the Board is happy to carry that out.

Winfield is healthy in revenue, character, charm, vitality, greenery & natural features. Birutis brought forth the impact study. There is more to a community than putting in shopping centers. We need to look at the north side of town for development. We are representing the majority of what the voters voted for.

Barlow is looking at grants, etc.

LEVAN: It is extremely shortsighted not to look at commercializing Roosevelt Rd. Impact fees don't generate revenue forever. If based on the document of Birutis & Bajor, the decision will be flawed. Their square foot estimation was grossly in error, so he didn't bother to look at the rest. The Village has to generate on going revenues.

BIRUTIS: The 2001 Comp. Plan shows 121 acres that can be developed for commercial means. This plan protects all residential neighborhoods while developing commercial areas.

B. Other No second. Long discussion.

1. Motion to authorize a tenant specific waiver for the lease of 2,870 square feet in the Town Center Building to Athletic Therapy Institute, 370 square feet in excess of the 20% limitation for a service business on the first floor of said building.

PETITTI: Surprised to see this on the agenda because it was opposed at COW.

BARLOW: ATI is a service business that is a sales tax generator. CDH has a lease for 2nd floor. The lease brings in \$2500 a month.

It's better to have a downtown filled with tenants than a downtown filled with dreams.

Lot of discussion as to whether ATI & MRI are service & would generate sales tax & whether should be on 1st or 2nd floor.

Developer has signed lease w/ATI.

Levan had issues of old wounds w/CDH buying land in town.

Dolly Pointner: Developer asked Main Street to investigate the type of businesses Winfield attracts. It's a magnet for health related businesses. ATI would bring \$5000. Main St. is for this. Highly support ATI as business use, not service use. Talked to state Main St. This is a complimentary business to restaurants.

CDH said want to do right by community.

VIII. Reports of Temporary Committees

BAJOR: Waterford report ready in a couple of weeks.

IX. Pending Business

- A. Zoning Code Update – R-4a and R-4b/Tear-downs/in-fill
- B. R-7 Zoning Ordinance **Aug. 18**
- C. Town Hall Meetings **Oct. 3 at Klein Creek Club house**
- D. Review of Commercial Zoning Districts – maximizing sales tax generating opportunities **next COW**
- E. Estate Residential Zoning District
- F. Water and Sewer Account Deposits **Levan**
- G. Review of status of Strategic Plan
- H. Tree Preservation Ordinance **ongoing**
- I. Trailer regulation **Sept. 6 decision**
- J. Pre-annexation agreement or ordinance for the involuntary annexation Reliable Wrecking
Public hearing Sept. 6 at Plan Commission
- K. General Development Plan - Key Development areas 1A, 1B, and 2 **Sept. 6 Plan Commission**

X. Village Board Comments

PETITTI: **Plan commission**

- County Farm & St. Chas. sports place recommended on Sept. 6
- Final plan of Lee Station approved Aug. 3
- P1 zoning for annexation of Pleasant Hill Park within Carol Stream Park District. To Board in Sept.

BAJOR: Public works

- Automatic meter reading project in works
- Many sanitary & sewer projects
- Waterford Park
- Water main improvements

Would like to see a resolution in support of DuPage County Forest Preserve. The DuPage Conservation Foundation is supporting DCFP. Winfield enjoys boundaries next to the Forest Preserve. We have 6 adjacent miles, more than any other community.

BIRUTIS: **Finance & zoning**

- Amendment to \$13000 DUI account
- Police request \$8000 for ?
- Nadine investigating fixed asset policy.

BARLOW: Federal government wants to eliminate franchises for cable companies.

XI. Other Village official's reports and comments

- A. Village President
- B. Village Treasurer
- C. Village Attorney
- D. Village Manager
- E. Village Clerk: **RE Levan** censure. She has put together a 2 page document of the tapes. She has already listened to them multiple times & will not view them again. She is

returning the tape to Levan. He, & others, can e-mail her what they want in the minutes.

XII. Adjourn to Committee of the Whole Bajor moved, Petitti 2nd

XIII. Committee of the Whole

A. Plan Commission/Zoning Board of Appeals – Trustee Petitti Both groups sent his forward unanimously.

1. Petition for lot consolidation, re-zoning, and variance for lots at the northwest corner of Roosevelt Road and Cleveland Street, Bron Gacki, petitioner

BIANCO questioned this. The Village has never vacated land if it doesn't get benefits.

BIRUTIS would like to see 1 lot instead of 2.

BAJOR: Wetlands area is a conservation easement. Likes 1 lot.

PETITTI: look into market price of alley & make 1 lot.

XIV. Old Business

A. Village engineering firm services

BARLOW: Levan wanted to know Barlow's intentions regarding this. The atty advised Barlow to talk to the whole Board about it. Cole had been directed to get bids & got 15. There are 2 kinds of services: base & design for public improvement projects. If cost is in excess of \$10,000, must get bids. Does Board want him to select firms for 1 or both services?

BAJOR: Rempe Sharpe has the best history of the town. Could have 1 municipal engineer to do bread & butter work, but have assistance in special projects. He is pleased with R.S.'s professionalism & fees charged. Satisfied with R. S.

LEVAN: Cost to other firm to do study instead of asking R.S. New building is below grade.

BIRUTIS: R.S. was not asked to look at the infrastructure of the new building.

WATSON: Patrick Engineering was paid \$135,000 for Capital Improvement Plan.

BIANCO: Can't believe Public Works hasn't implemented projects.

WATSON: Projects are moving forward.

LEVAN: Didn't have money before.

BIANCO: The Village has to trust its vendors. R. S. was standing in the way of development. The current system is costing us money. R.S. has been Village engineer for 40 years. Should have supreme confidence in them.

LEVAN: Keep reviewing firms.

BARLOW: Very pleased w/R. S., but have only worked w/them for 6 months. He will put together a list of evaluation questions.

XV. New Business

- C. Proposed tear-down/infill regulations Petitti & Bajor had input. The focus is R4 & R4B.
BIANCO has a hard time telling people what size house they can build on property they own. It looks like we're trying to prohibit the type of development that improves property value.
- B. Proposed rules of conduct/ethnics from Petitti & Birutis for procedures at meetings.
Section 1. No disgraceful or disorderly behavior
 Indicate non attendance at meetings
Section 2. Disclosing of exec. sessions forbidden.
Section 3. No expectations between developers & Board members.
BIRUTIS: Hopes all Board members will focus on improving Winfield & will act respectfully toward other Board members & residents.
ATTY: This is not in conflict w/state ordinance.
BAJOR: Commended Petitti & Birutis for this. Suggested the President use the gavel more.
BIANCO: Never had as much fun as when Stan was on the Board. Misses Stan for the pure sport of it.
- C. Proposed CDH Water Tower Lease with T-Mobile
BIRUTIS: Asked about withholding assets for non payment.
T-MOBILE: Tried to negotiate for 1 year. Doing everything they possibly can.
BIANCO: Recused self.
PETITTI & BAJOR: Good idea.
- D. Proposed townhouse development behind the Viking Restaurant
- E. Operation Lightspeed legislation next meeting
BARLOW: Right of way permit to deliver mass video & other programming. Universal access in exchange for right of way. State wants equal playing field. Comcast given permit for installation on Manchester Rd.
- F. Proposed Smoking Ban
BAJOR: Same proposal all over County. Bars & restaurants have a health problem.
LEVAN: Worried about harming businesses, Should have a County wide ban.
BAJOR: Send to ECC. County is spear heading this. They want a County wide ban. The County will do the leg work.
LEVAN: Concerned about businesses.
BIANCO: Thinks this is a veiled attempt to chase Dave Russo out of town.

XVI. Requests for future Committee of the Whole Agenda items from the Trustees

- PETITTI wants to look at economic impact of adding sprinkler systems in new housing.
- LEVAN wants to look at affordable housing in Winfield.

XVII. Public Comments

John Norman suggested that vendors & petitioners be placed earlier in the agenda. Dolly Pointner gave monthly report from Main Street. They have applied for grant

money from state & got new software. Call Dolly if want to know anything about businesses, etc. New meeting format of 45 minutes at Library on Wed. during story hour. Lots of upcoming events: Good Old Days, Cruise Night, Scarecrow Days, Walking Tour. One year anniversary of Winfield STUFF

XVIII. Village Board Comments

PETITTI: Thanked WEMA, Police, & Crime Stoppers for Night Out.

BAJOR: Would like to highlight an outstanding citizen or business person once a month.

CZECH: Kunesh has had a number of complications since his first surgery on June 15, but appears to be doing better.

Zach, the new intern, was introduced. He'll be getting his Masters in Public Administration from NIU. He's served 2 tours of duty as a Marine.

XIX. Executive Session – None

XX. Adjournment 10:00 PM