

AGENDA  
VILLAGE BOARD MEETING  
COMMITTEE OF THE WHOLE MEETING  
AND EXECUTIVE SESSION  
THURSDAY, MARCH 15, 2007 - 7:00 P.M.

**REGULAR MEETING**

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

>> Levan and Bianco absent

IV. Consent Agenda

>>

A. Payment of Bills

>> Approved.

Petitti – one car should be pulled from the list as it belongs in next year's budget.

B. Approval of Minutes

>> Corrections by Birutis.

Approved

1. Regular Village Board Meeting of March 1, 2007

2. Committee of the Whole Meeting of March 1, 2007

C. Payment No. 2 to Insituform for 2006 Sanitary Sewer Lining Rehabilitation project – Purity Lane Interceptor

D. Payment No. 1 to Michel's Pipe Services for 2006 Sanitary Sewer Lining Rehabilitation project / Knolls.

E. Approval of the reduction of the letter of credit for Lee Station II

F. Solicitation Ordinance – Miseracordia (1st reading)

G. Solicitation Ordinance - The Children's Benefit League of Chicago & Suburbs (1st reading)

V. Open Forum

A. Public Comments

>> none.

B. Presentation of concept plan for annexation and subdivision of property – 4 lot single family subdivision at the terminus of Peter Road/Capstone Homes

>> Ernie Siefert, co-founder of Siefert and Sons until 2000. He started Capstone Homes which is now Capstone Land Development. Capstone Custom Homes would be the builder. Had preliminary meetings with Kunesh and Petitti.

2.35 acres is a donut hole surrounded by annexed property, near Churchill Woods. Proposing to build 4 custom homes. 4 half acre lots with out-lot for water detention. \$900,000 and up homes on estate lots. Design the homes around the trees. Grading and engineering are already designed. Could make some improvements to address water pooling problems along the Prairie Path. Could propose 6 lots with no variances. But we are just proposing 4 lots and ask for some financial relief from the Village

Homeowners assoc would have to take care of the outlots. Dues must be collected and if they are not maintained then the Village could do the maintenance and assess the homeowners.

Czech – problems with small homeowner associations. Rudy questions the efficacy of these homeowner associations, especially very small ones such as the one being proposed. Creates potential burdens on the Village. Fred Farm homeowners assoc. even has failed to take care of entranceway signs, etc. Don't want to create a burden for the overall taxpayers.

Ernie – assoc would be formed under Village ordinances. Otherwise would make the outlots part of the yards of the 4 houses.

Kunesh – good to see half acre lots.

Birutis – feedback from residents?

Ernie – will send in crew to clean up vacant property and will introduce themselves to the neighbors. Coming in to be a good neighbor. Add value to neighbor. Relief to address the issue of the storm sewer easement thru the property.

Petitti – neighbors are pleased with Capstone and how this has been proposed. Demolition of existing property is very well accepted by the neighbors.

Ernie – will visit neighbors and send them letters. Website is available: [www.capstonech.com](http://www.capstonech.com).

Bajor – good to see developer showing sensitivity to surrounding area and neighbors.

Czech – will refer project to Plan Comm.

## VI. New Business

## VII. Reports of General Business

### A. Other

1. Authorizing the execution of a joint development agreement between the Village of Winfield and the Malays

>> Petitti – Move to approve.

Kunesh objects. It is not necessary. Beecher street is not in the TIF and should remain residential, not commercial. School is across the street and we don't want more traffic there.

Barlow – it's not in the TIF. There could be potential relocation issues for 10 or more homes. A resident there has come forward asking to be part of the development area.

Birutis – currently R1 zoning. Zoning classifications in the Town Center Plan for this area? In the Town Center Plan it is classified as residential. Homes are on North side of Beecher.

Attorney – time frame in the agreement? Reference to other properties?

Barlow – Sufficient land on Winfield Fuel and Materials (WFM) property to do a project without other adjacent properties. WFM signed same agreement weeks ago.

Kunesh has been contacted by Beecher residents who are feeling threatened by the development proposals. Saylor property is next door to Malays and that is what is driving this proposal.

Siefert (GiGi's and Back Door Salon), Malay, Chase (Winfield Flower), and Saylor (WFM) putting their parcels together for development project.

Barlow – Agreement with property owners is preferred to organize the development.

Need to line up these parties to prepare for development. Residents may be willing to participate in Town Center but want to be relocated if that is necessary. Village needs a survey of the property to be included so it can be presented to developers. Other agreements will be coming to the Board for approval with property owners in this area. 19 acres of property and we have opportunity to include in Town Center plans.

Attorney – no time frames in the agreement. Does everyone need to be on board before the agreement is signed off on?

Bajor – need to get critical mass together to move on the town center project.

VOTE: All yes, except Kunesh.

## VIII. Reports of Temporary Committees

>> Petitti – Sign Ordinance – met and set goals to accommodate Town Ctr guidelines. Meet again in 3 weeks.

Birutis – Safe Routes to School Committee has met and is meeting again.

Bajor – Winfield Scott Park committee has not yet met.

## IX. Pending Business

### A. Active

1. Downtown Riverwalk Initiative (Committee has held two meetings)

>> Barlow – RiverWalk Comm met last week. Interested in Naperville's plan. Meet again on 3/27.

2. Fire Sprinkler Regulations (a joint committee with the Fire District has been formed and has met to study the matter)

>> Petitti - Fire Sprinkler Comm will meet next week.

3. Marketing Brochure for the Community (Matter has been referred to the Communications Committee) [Communications Comm met and discussed marketing brochure for Village. Gathering material from other communities. Interviewing consultants tomorrow.](#)

B. Forthcoming

1. Review of Status of Strategic Plan (Scheduled for review with the New Village Board)
2. General Development Plan - Key Development Areas 1a, 1b, and 2 (Plan Commission reviewed the matter at their 10/4/06 meeting; placed the matter on hold until more is known about the wishes of the property owners along St. Charles Road)
3. St. Charles Road area annexation initiative (Staff is planning an information meeting for property owners at the Village Hall in the coming weeks)
4. Illinois Affordable Housing (Staff will be presenting a plan in the near future)

X. Village Board Comments

>> [Bajor – IPA low interest loans. Need to get projects in before upcoming deadline. Need input from Village staff. Shady Lane project may be one of them. Barlow agreed.](#)

[Birutis – may need one more Budget meeting. March 20 is public budget mtg.](#)

XI. Other Village Official's Reports and Comments

A. Village President

B. Village Treasurer

1. Treasurer's Report

>> [\\$12.698M in funds.](#)

[Bajor – info on the withdrawals. Moved a \\$1M CD.](#)

C. Village Attorney

D. Village Manager

>> [Barlow – Backup issue on trunk sewer. City of West Chicago \(WC\) was put on notice regarding problem. No response from WC in 2 weeks. 9 residences and the Marklund Home are connected into this sewer trunk. Problems of backup of sewage into homes. One option would cost \\$100,000. Possible to modify plumbing in homes to solve the problem. Plan to set up alarm for the Village and to notify residents, instead of relying on WC. Possible for Village to install shut off valves along the road that the Village staff could operate. Residents have had backups in crawl spaces and in basements. Illegal connections to sanitary sewer will be investigated.](#)

[Bajor – E1 system may work for each residence at a cost of about \\$6k per installation.](#)

E. Village Clerk

XII. Other Business

XIII. Adjourn to Committee of the Whole

**COMMITTEE OF THE WHOLE**

I. Old Business

A. Public Works Committee

1. Community Development Grant Agreement

>> [CDBG - \\$250K for Cooley Ave. Road, water and sewer improvements.](#)

2. Bids for landscape and turf maintenance

>> [Burnhart and Sons is recommended. Work was previously done by Public Works staff, but by hiring the work out we also avoid the cost of purchasing new mowing equipment, estimated at \\$20,000.](#)

3. Update on Engineering Plans for Pedestrian Underpass

>> [70% of design is done. Should be able to bid the work by late summer. Money has been earmarked by the State.](#)

[Dan – working with Union Pacific Railway regarding design features.](#)

Czech – 100 feet east of train station into commuter parking lot. Exit is on the east side of the commuter lot.

Bajor - \$2.3M project. Village money required is \$480K. Cost of the lease of the easement on annual basis? No answer on that yet.

#### 4. Update on Public Works Building Expansion

>> Roof leaks, indoor storage is inadequate, trucks parked outside, gravel only roads, all gravel type material is stored outside. Considering Design-Build approach versus Design-General Contractor approach. Design-Build approach is recommended. Barlow was formerly a Public Works Director at Schaumburg and has promoted this project since he was hired by the Village.

Bajor – recommends using bond money to address infrastructure problems and for this project.

Petitti – concern for the safety of our Public Works employees.

All in favor of moving forward.

## II. New Business

### A. Plan Commission

1. Special Use Permit for a restricted office located at 27W054 Roosevelt Road.

>> R-4B zoning. Proposal for an insurance office east of Viking Restaurant. Sign should be unlit.

Birutis – sign can be up to 20 sq ft. Add business hours of 9am-5pm to the ordinance.

Resident has concerns about a business locating in this area, which otherwise is residential.

Attorney – Maximum number of employees should be included in the ordinance.

Bajor – other situations with office in a residential area? Adequate parking?

Petitioner – wants flexibility in number of employees. He runs an insurance agency and they spend a lot of time out of the office at the properties they are seeking to insure. He is ok with no more than 6 employees.

### B. Finance Committee

1. Contract with Call One telecommunications company for telephone billing services

>> Will save 50% of the village's monthly bill. All else remains the same.

### C. Other

1. Review of Commercial Zoning Districts – Maximizing Sales Tax Generating Opportunities

>> Role of the Village in providing conducive environment, streets, sidewalks, etc. Use of PUD reg's to have higher level of control over business districts.

Czech – bring back for discussion after the election when we will have full Board participation.

2. Ordinance to organize the Public Safety Committee

>> Approved

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)

IV. Public Comments

V. Village Board Comments

VI. Executive Session - None

VII. Adjournment

>> at 9:25pm.