

AGENDA

SPECIAL VILLAGE BOARD MEETING TUESDAY, FEBRUARY 7, 2006 -7:00 p.m.

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call: **All present**
- IV. Trustee Reports: **Trustee Bajor announced a Waterford meeting.**
- V. Reports of other Village Officials: **None**
 - A. Village Clerk
 - B. Village Manager
 - C. Village Attorney
 - D. Village Treasurer
 - E. Village President
- VI. Public Comments

Palezetti couple representing Proseks: They were told they would be given notice of anything regarding approval of Shelburne Farms.

 - They didn't have the opportunity to review.
 - They are worried about storm water problems affecting their property.
 - They are not getting any information.
 - Russo explained that Prosek's property level is below the river level and his development will do nothing to harm the current conditions.
 - Watson said the development will not negatively impact Prosek's property.
 - Palezettis wanted to know their recourse if the project is approved before their engineer reviews it.
 - Bianco said, very loudly and strongly, Palezettis issue is with the County.
- VII. Reports of General Business Issues
 - A. Planning and Zoning -
 1. Approval of an Ordinance approving Final Plans and Plats - Shelburne Farms (Kimball Hill Homes/High Lake LLC).
 - Czech: This has been on the agenda & discussed for 2 years & at Board level for the last 2 months.
 - There are 28 exceptions to the Village code.
 - Bajor: There has been a laborious review. Shelburne Farms is a pivotal action for the Board. This is left over from the last Board.
 - Birutis question: Page 2 of Ordinance: Did the Plan commission approve just the plans or both the plans & plats on Oct. 19?
 - Answer: Only the plats were approved by the Plan Commission.
 - Watson: In the past, the commission has approved both the plans & plats.
 - Birutis question: Can language be changed that developer will pay Village \$10,000 or market value at time of transfer (whichever is higher) for Forest Preserve District property?
 - Answer: (Russo) No problem.
 - Birutis question to Watson: Are there any open issues?
 - Watson answer: Contingent on Feb. 1st letter. There will be additional volume of water in the detention pond.

The development must comply with the letter of Feb. 6. this will increase the release of water from the property. This will make sure all issues are covered.

- Birutis question: Will this contribute to the Prosek problem?
 - Watson answer: It will improve their situation. The Village needs to worry about the storm water ordinance. If the Proseks get an attorney, he will be dealing with the County.
 - Birutis question: Did the preliminary plan comply with the PUD Ordinance?
 - Bonebrake: The following have approved: Fire District, County, DEC, DuPage Dept. of Transportation, & FEMA.
 - The Forest Preserve District approved the easement last night. The developer must make the easement available & must put up bond for the sidewalk.
 - Kunesh moved for approval of the Ordinance approving Final Plans and Plats - Shelburne Farms (Kimball Hill Homes/High Lake LLC).
 - Birutis wanted an amendment to the motion that there will be substantial compliance between the preliminary plans & plats and the final development.
 - Bianco & Levan questioned the amendment. Bianco said the amendment is not germane & that's it!
 - Bianco confrontative to Birutis.
 - Attorney had no comment.
 - Bianco said the amendment is implicit to the motion.
 - The attorney said the amendment is unnecessary.
 - Bianco said the amendment is redundant to the motion. It's silly! "For me, it works." What's the point?
 - Birutis said she needs to have it clear what she's voting on.
 - Bianco, loudly: The Ordinance is clear. "Sorry if you don't get it. That's it!"
 - Vote on amendment: Bajor, Petitti, Birutis = yes.
Kunesh, Levan, Bianco = no
Czech voted no. Levan commented to Czech that his vote was good.
- Amendment did not pass.
- Motion vote: All yes. Motion passed.

VIII. Village Board Comments

- Levan: The project complies with Town Center plans. It will go a long way in spring boarding the downtown. He's very excited about it & Kimball Hills, a nationally known builder.
- Bianco: The World According to Bianco = this project moves taxing bodies forward. This type of development shows we have "managed progress." It shows the spirit of the community. Whether it's 4 or 5 stories doesn't matter. It's one of the best developments the Village will see. Be proud we've passed it. The forces against progress have been soundly defeated by this passage. This goes a long way for Town Center. If Proseks join Winfield, he will fight for them everywhere.
- Petitti: The Board's raising of the impact fees will help the Village.
- Bajor: Looking forward to the fall out, both positive and negative, from the project. He hopes it will fuel economic growth & development of the downtown. The Board can work together. The new Board members want sensitivity to adjacent land use & environmental concerns. The storm water component has been the hardest part.
- Kunesh: Agreed with all that's been said.
- Birutis: When will the project get started?
- Russo: ASAP.
- Czech: He has voted against the project every time it's come to the Board. He will make sure all is in compliance with the Ordinance. This Board has differed with past Boards on compliance issues. Czech will keep up with the Proseks problem. He will follow the water problems. Czech thinks the project is too dense. He and the new Board members are not against development,

condos, or progress, but they are concerned about the first R7 development, five story buildings, and the 2 lane road and traffic. He will make sure the development goes through the correct process.

IX. Adjournment. 8:00