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Notes written by Bob Hall are shown in bold and inserted within the Agenda prepared by the Village of Winfield.

Agenda
Village Board Meeting
Committee of the Whole Meeting
Thursday, August 17, 2006
7:00 p.m.

REGULAR MEETING

I. Call to Order

Meeting called to order by President Rudy Czech at 7:00 PM sharp.

II. Pledge of Allegiance

III. Roll Call

Trustees John Bajor, Deborah Birutis, and Christine Petitti were present. Trustee Joel Kunesh is ill. Trustees Dale Bianco and Chris Levan failed to attend.

IV. Consent Agenda

A. Payment of bills

B. Approval of minutes

1. Regular Village Board meeting of August 3, 2006

2. Committee of the Whole meeting of August 3, 2006

Approved unanimously after a few minor changes to the minutes by Trustees Bajor and Birutis. Note that since there are only three trustees present a unanimous vote including that of the President is required to pass all motions.

C. Other

1. Proposed CDH Water Tower Lease with T-Mobile

V. Open Forum

A resident on Peter Street suggested that there were some loopholes in the Village ordinance regarding parking of RV's and trailers on residential property. She gave examples in her neighborhood where a trailer is parked behind an attached garage that is located in front of the house. Thus the trailer is closer to the street than the living portion of the house. After checking with Village staff this resident

was informed that this satisfied the requirement of being located behind the front of the house. In a second instance a house on a corner with two driveways, one off of each corner street, has a trailer parked permanently on one of the driveways. She requested that the village review the ordinance and correct all loopholes. She cited an ordinance from another community that she believes handles the corner lot situation better.

Later, Village Manager Barlow said the Plan Commission has looked at some possible changes to the trailer parking but this review did not address this resident's issues. He will do so if Board wishes.

VI. New Business

VII. Reports of General Business

A. Planning and Zoning - Trustee Petitti

1. An ordinance granting final plat and Planned Unit Development approval for Lee Station, Phase III

Motion to approve by Trustee Petitti, seconded by Trustee Bajor was approved unanimously after a brief discussion confirming that Rempe Sharp supported the ordinance.

B. Other

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.

Motion by Trustee Petitti and second by Trustee Bajor was approved unanimously. During the brief discussion the trustees noted that they were more supportive now based on more clarifying information they recently received.

2. An ordinance amending Title I-Administrative, Chapter 5 – Village President and Board of Trustees, and Chapter 9 – Ethics code of the Village of Winfield.

Motion by Trustee Birutis and second by Trustee Bajor was unanimously approved.

3. An ordinance terminating the Illinois Bell Telephone Company (AT&T) franchise agreement

Motion by Trustee Birutis and second by Trustee Bajor was unanimously approved after President Czech explained to the audience that this was needed to protect the village from unsightly power boxes that AT&T needs for cable transmission being located in the area of Village right of ways. With termination of this franchise agreement, both Comcast and AT&T will be treated the same.

VIII. Reports of Temporary Committees

Trustee Bajor said the Environmental Concerns Committee is considering limits to tobacco smoking as requested by the County of DuPage and revisions to the tree preservation ordinance.

IX. Pending Business

- A. Zoning Code Update – R-4a and R-4b/Tear-downs/in-fill (*been referred to Plan Commission*)
- B. Town Hall Meetings (*Village Board meeting on October 5, 2006 will be held at the Klein Creek Club House*)
- C. Review of Commercial Zoning Districts – maximizing sales tax generating opportunities (*being researched*)
- D. Estate Residential Zoning District (*under consideration by the Plan Commission*)
- E. Water and Sewer Account Deposits (*information provided to Trustee Levan; awaiting direction*)
- F. Review of status of Strategic Plan (*scheduled for review in fall*)
- G. Tree Preservation Ordinance (*currently under review by the Environmental Concerns Commission*)
- H. Trailer regulation (*awaiting a recommendation from the Plan Commission*)
- I. Pre-annexation agreement or ordinance for the involuntary annexation Reliable Wrecking (*scheduled for a public hearing before the Plan Commission on September 6, 2006*)
- J. General Development Plan - Key Development areas 1A, 1B, and 2 (*been referred to the Plan Commission*)
- K. Marketing brochure for the community
- L. Illinois Affordable Housing
- M. Citizen/Business of the Month
- N. Requiring the installation of fire suppression sprinklers in new construction
- O. Smoking Ban Ordinance (*been referred to the Environmental Concerns Commission*)

Little discussion since there is no change from the action indicated in parenthesis. Manager Barlow confirmed that the Estate Residential Zoning district issue is moving forward.

X. Village Board Comments

XI. Other Village official's reports and comments

- A. Village President
- B. Village Treasurer
 - 1. Treasurer's Report

Balance is \$13.28M with \$682k in cash, \$1.17M in money market, and the rest in bonds.

- C. Village Attorney
- D. Village Manager
 - 1. Quarterly Financial Report

The average return on balance is 4.68%. During first 25% of fiscal year the revenue is 35% of budget and expenses are 18% of budget. Income is up mainly because the portion of state taxes received is higher than expected and expenses are down mainly due to a delay in some capital project spending. Trustee Bajor commented that the financial report was easy to read. He also asked about uncollected debt. This is being turned over to a collection agency.

- E. Village Clerk

XII. Adjourn to Committee of the Whole

COMMITTEE OF THE WHOLE

It was noted that the Village Engineer, Dan Watson, and the Community Development Coordinator, Carri Tullier, were absent tonight because they are attending a public hearing concerning the Sports Complex proposed at the corner of County Farm Rd and St. Charles Rd.

I. Old Business

A. Plan Commission/Zoning Board of Appeals – Trustee Petitti

1. R-7 Zoning Ordinance

Changes are: minimum land size from 15 to 20 acres, maximum height from 65 to 35 feet and from 5 to 3 stories maximum. Also, commercial property is a maximum of 3 stories. Trustee Birutis asked why listing of acceptable commercial uses was removed. Plan Commissioner Jeff Kirkpatrick answered from the audience that this list is contained in other ordinances and thus it is redundant to repeat in R-7 ordinance. Agreed to move forward for vote.

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

This required the Village to abandon property plated as an alleyway. Manager Barlow stated that since the Village retained rights to below the property surface where a water main exists and thus only vacating the surface, he is proposing that the value of the portion vacated be considered to be 50% of the land value. There was no disagreement with this proposal from either the Board or the petitioner. Manager Barlow outlined two approaches to obtain the land value 1) based upon purchase price or 2) based upon typical land value in the Village. The latter is much higher and does not appear to apply since a portion of the land in question is in a designated wetland. Trustee Birutis questioned if the property was actually in a wetland because the plat given to the trustees did not clearly show this. Manager Barlow will confirm. Agreed to move forward for vote.

II. New Business

A. Finance Committee

1. Development fee recommendations

This would insure Village recovers all costs including overhead. All Trustees expressed support and agreed to move forward for vote.

2. Fixed Asset Policy

Village has never had a fixed asset policy before. The proposal is to set threshold at \$10,000 for assets with a 2 year life or longer and to use straight-line depreciation. Trustee Petitti questioned the basis for the \$10,000 threshold. This is the average for surrounding communities. Some are as high as \$20,000. Agreed to move forward for vote.

B. Proposed purchase of replacement Police Department radar units using DUI monies

Balance in fund is about \$13,000 and the proposed expenditure is \$8,800. Trustees are supportive and agreed to move forward for vote.

C. Public Works Committee

1. Rejection of bids for construction of an ice shield for Klein Creek Water Tower

Trustee Bajor said that all bids received were far in excess of the budget amount, mainly due to rapidly escalating steel prices. Need to look at redesigns that will reduce cost.

2. Designation of Stormwater Management Administrator

Manager Barlow is making this part of Community Development Coordinator's responsibility. In response to questions from the Board, Manager Barlow said that he surveyed surrounding communities and about half use their Engineer and slightly less than half used their Community Development Coordinator. A couple use consultants. Thus, since Winfield does not have a full time Engineer, it seemed most appropriate to include it with other duties of the Community Development Coordinator.

3. County Public Works Department request for water and sanitary sewer services to Fieldview area

A lengthy discussion on this topic was lead by Greg Wilcox from the County of DuPage. The Fieldview area northeast of County Farm Road and Geneva Road has 509 homes, many of which have failing septic systems and their lots are too small to accommodate new septic systems that meet the current standards. A survey in 2004 found that less than half of the residents wanted to be annexed to Winfield. The County is proposing that it will design, purchase, and install sewer for this neighborhood in exchange for a tax increase and that Winfield could take ownership if it wished and

provide sewer service with the standard surcharge of 50% higher than that of Winfield residents. Alternatively, the County would put in the sewers and continue to own and maintain them and deliver sewage to the Winfield system. Winfield attorney has recommended that no sewer service be provided without annexation or an agreement for future annexation. The County will not pay for the sewers if annexation to Winfield is contemplated.

Trustee Bajor is concerned about the health and safety of these residents and leans toward providing the sewer service without a surcharge. Trustee Birutis is concerned about treating all those outside the Village the same and not reducing the incentive for voluntary annexation. Trustee Birutis wants an opportunity to promote the concept of annexation to these residents. County is willing to cooperate in such a marketing effort by Winfield. Trustee Petitti wants either annexation or a pre-annexation agreement. Mr. Wilcox warned about an annexation agreement for the future. He said the Township would give low priority to maintenance of roads that are going to be annexed. So the Village would likely receive roads in poor condition at the time of annexation in this situation. President Czech questioned if the Village has the capacity for 509 additional homes without modifications. This will be explored.

Manger Barlow will continue to work with the County on this. Trustee Bajor suggested that Village staff prepare a matrix analyzing the choices with pros and cons for each.

D. Other

1. Presentation by Angelo Pirulus regarding the development of townhouses behind the Viking Restaurant.

Mr. Pirulus purchased the Viking Restaurant a year or two ago and has been exploring ways to make his purchase more financially productive. He is proposing to build row town houses on the underutilized, approximately one acre piece of land behind the Viking. These town homes would be priced to sell in the mid three hundred thousand dollar range. In the introduction it was claimed that the density he is proposing of 12 units per acre is consistent with the current zoning of R-4. However his proposal requires a significant reduction in set backs from those required by the Village Building Code for R-4 zoning. Trustee Birutis questions the density of 12 units per acre. She thinks it is more like 8 per acre for R-4. This will be looked into.

President Czech expressed concern about noise. These units are so close to the Viking, which has live entertainment several evenings a week. Currently the Village gets complaints from residents in the neighborhood that are further away. President Czech also questioned the long-term future of the Viking because he would be very concerned about traffic if this town home plan were to be duplicated on the current Viking site in a few years yielding 24 town homes on this corner. President Czech noted that there are already traffic problems on E street. Mr. Pirulus gave assurances that the Viking would remain a restaurant either under his ownership or someone else's. It was decided that Village staff would continue to work with Mr. Pirulus before bringing to Plan Commission.

2. Electrical Service Purchasing

Electrical service in Illinois will be deregulated as of 1/2/07. At this time the service provided by Commonwealth Edison will be split between Excelon, which will obtain or generate electricity and Commonwealth Edison, which will deliver the electricity. Only the latter will remain a regulated utility. Electricity generation will be unregulated and available from a variety of sources. The Village has two choices: 1) it can accept electricity from Excelon based upon a reverse Dutch auction procedure which determines the lowest cost Excelon can achieve to supply the amount of electricity needed from a variety of generators. The cost for this alternative is projected to be on the order of 50% higher than current rates which have been frozen for nearly 10 years or 2) the Village can join other surrounding communities in a coop and bargain themselves for the best rate from generating suppliers. The Village must decide by 9/7/06 and whatever is selected the Village will be bound to it for 17 months.

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

Trustee Birutis suggested formalizing guidelines for preparing minutes of Village meetings.

IV. Public Comments

None.

V. Village Board Comments

Trustee Bajor asked about Block Grant. Information is being gathered.

VI. Executive Session - None

VII. Adjournment

Adjourned about 9:45 PM. Overall it was a very productive and efficient meeting.