

CALL TO ORDER:

President Bartels calls to order the Committee of the Whole Meeting at 7:00 pm.

ROLL CALL:

Roll: Paul VanOstenbridge, Frank Scarpelli, Jr., Dan O'Leary, Rob Gorman, Jim Carlini and President Bartels. Also in attendance are Joe Pena, Joe Heinz, Trish Terrill and Bob Urbanowitz. Michael Ruffulo arrives at 7:02 pm.

CONSIDERATIONS:

1) Proposed TIF Implementation Agreement – Discussion

Kate Crowley states that the Village hired Vandewalle over a year ago to present an Opportunity Analysis to the Village. A TIF district has been created and the TIF Ordinances can be acted on at the next Board meeting. Vandewalle would like to continue their contract with the Village in whichever direction the Board feels is appropriate. Kate covers the eight tasks where Vandewalle feels the Village could use their services. Task number 8) Detailed Neighborhood Planning, 1) Palumbo Property, 2) Walmart Property, 3) Santa's Village, 4) Car Dealerships, 5) Retail Analysis, 6) Funding, and 7) Marketing. Many feel that Task number 8 is the most important followed by Task number 4. Per Trustee Carlini's request, Kate will determine approximate hours of work instead of dollar amounts for these services. Trustee Scarpelli suggests that the Village's money would be better spent in hiring someone for Staff. Kate agrees that there is a need for an additional person on Staff and that person would compliment Vandewalle's work.

2) Route 25/72 TIF District – Draft Ordinance

Next Monday the Board will be voting on a number of Ordinances that will create the TIF district. The only changes were two cost increases in the redevelopment plan. Kate states that you do want to time a TIF but you don't want to time it using tax base. She also states that the TIF can be discontinued. Finally, the vote on the Ordinances can be reconsidered if its not passed or if there is not a quorum.

3) Project Management Software – Continued Discussion

Trish believes the Village is going forward with the implementation of the DOT project software. It is decided to continue this discussion when Mr. Moore returns from vacation.

4) Residential (Special) Use v (Permitted) Use, B-1 Business District & Permit Parking v Off-Street Parking Options – Continued Discussion

Chief Pena states Mr. Moore's concerns surrounding snow plowing. There is a suggestion that the Village invest in the Hopp Stop for a parking lot as it could pay for itself in ten years if all 40 spots are sold. President Bartels asks Staff to research that site. Trustee Gorman asks Staff to derive a process for permitting spaces for residential use in the B1 district. Regarding Special Use vs. Permitted Use, Special Use would require a Public Hearing. Most of the Board members are in favor of Permitted Use.

5) Recommended Building (Model) Code Updates – Continued Discussion

Mr. Urbanowitz and Chief Rakow could not agree upon two of the amendments. Basically, the amendments to the building code by the building official are less restrictive than those recommended by the Fire District. Mr. Urbanowitz states that most of surrounding Villages' have adopted the building codes at this point and suggests that the Village's concur with the State's recommendations. Most Board members agree with the building inspector's recommendations, however, Trustee VanOstenbridge would like to speak to Chief Rakow before he makes a decision. Mr. McNamee would like to see one IBC removed which states that any 2nd floor has to be sprinkled. He asks that the Board consider removing this from the code.

6) Space Needs Analysis (FGM) – Municipal Facilities – Discussion

Many feel that there should be a Space Needs Analysis for the Police Department. Chief Pena states that the next step is for the Board to decide if they want separate facilities for the Village Hall and Police Department, determine land sites, money to finance, etc. It is stated that the Public Safety Committee or some other committee should consider this topic.

7) Santa's Village Rehabilitation v Redevelopment

If the property does not stay an amusement park, then Sterling Bay will look to the Board for some direction on what the Village would like to see on that property. If it does stay an amusement park, then Sterling Bay will look for help from the Village through TIF funds. Many feel that we are back to Task number 8 and Vandewalle's list, however, nothing has been ruled out at this point. The Board should meet with Sterling Bay, work on Task number 8 and include Vandewalle's input throughout the process.

8) Proposed Police Command Vehicle Donation – Discussion

The Board must decide if they would like to invest \$5,000 in a donated ambulance for the purpose of a command vehicle. Ms. Terrill encourages the Board to approve this expenditure, as any good disaster management will encourage every Village to invest in a mobile command center. Most agree with the expense for the command vehicle. Trustee Gorman would like to see a plan detailing ongoing costs, both labor and expenses expected.

9) Village Board Official Committee Structure – Discussion

President Bartels would like to see the previous committee structure brought back. He requests that the Board members email him with their six-committee suggestions. He would prefer three Trustees per committee and that each Trustee chair one committee. This should reduce the number of COTW meetings to at most one per month.

10) Water Restrictions – Discussion

President Bartels states that St. Charles is the only Village that has gone to green status. Tim Wilson is doing the research and the Board should wait for his and Mr. Moore's recommendation. Some Trustees would like to conserve while others would like to see the status moved to green.

STATUS REPORTS:

a. Vacation of ROW

Included in the Board's packet is a memo from Mr. Moore recommending candidates for the rights-of-way vacation. It is decided that this should be set aside for those parcels with no specific resident request. The work on the parcel for Mr. Heider should continue.

b. Rental Inspection Program

Mr. Urbanowitz states that it would be quite an expense to the Village to create and implement this program. Trustee VanOstenbridge would like to see a preliminary survey and associated costs.

c. Electronic Signage Amendment

Trish states that the Ordinance is not ready at this time. The next meeting will be October 5th, 6:30 pm.

d. Options-Sale of Firearms Regulations

Attorney O'Connor has provided the Board with two Ordinances, which adds a definition of firearms in zoning code, and excludes sales of firearms in the B1 district in a sporting goods store. There is consensus to ban the sale of firearms in the B1 district, move forward with the Ordinance and add additional requirements at a later time. There is a suggestion to move this topic to the Public Safety Committee after the Ordinance has passed.

e. Open Burning

No report as it is too late in the year to approach this topic.

f. NICOR Franchise Renewal

Attorney O'Connor will make the necessary changes and contact with Paul Nicholson.

g. Rivera Annexation Agreement

There is a proposed annexation agreement for the property adjacent to the Family Video, which will be presented to the Board next Monday. The zoning portion has gone in front of the P & Z Committee; however, the annexation portion still has to be heard

h. PAL 'Concept' Redevelopment Plan

It is decided to postpone discussion on this topic until Mr. Nicholson returns from the conference.

EXECUTIVE SESSION:

Adjourn to Executive Session -

Motion to adjourn to Executive Session by Carlini/Gorman at 10:30 pm.

Roll: 7 Ayes (Ruffulo, VanOstenbridge, Scarpelli, O'Leary, Gorman, Carlini, President Bartels), 0 Nays, Motion carries.

Reconvene Open Session -

Motion to reconvene open session by Scarpelli/VanOstenbridge.

Roll: 7 Ayes (Ruffulo, VanOstenbridge, Scarpelli, O'Leary, Carlini, President Bartels), 0 Nays, Motion carries.

ADJOURNMENT:

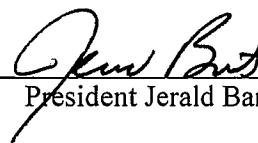
Motion to adjourn the COTW meeting by VanOstenbridge/Ruffulo at 11:05 pm.

Roll: 7 Ayes (Ruffulo, VanOstenbridge, Scarpelli, O'Leary, Gorman, Carlini, President Bartels), 0 Nays, Motion carries.

Respectfully Submitted,

Susan Norton

By:



President Jerald Bartels

Attest:



Village Clerk Susan Norton