

**MINUTES OF THE COMMITTEE OF THE WHOLE
VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF WESTCHESTER
Tuesday, 15 December 2015**

CALL TO ORDER:

The meeting was called to order at 8:00PM and present / responding to roll call were Trustees Calcagno, Celestino, Perry, Steker, Yurkovich and President Pulia. Trustee Reda was absent. Also, present were Village Clerk Miller, Village Manager Matthys, and Attorney Durkin.

Note: The order of some items were adjusted.....

NEW BUSINESS:

A. Concept Plan – St. Joseph Property – Michaels Group/Ms. Headley
Michaels Development Company provided preliminary overview for an affordable senior housing development at 1840 Mayfair Ave. in Westchester, IL. The property, the decommissioned St. Joseph High School, is currently privately owned. Michaels proposes to acquire the property and redevelop it into quality affordable housing for seniors age 55 and older.

OLD BUSINESS:

A. Water & Sewer Rate Study – Ed Donahue/Mr. Eric Callocchia - Municipal & Financial Services Group (MFSG) /Mr. Lewis

As a follow up to the November 24 meeting our consultant has made a finer detailed analysis of our water consumption data. We are able to keep the costs lower by spreading capital costs out to decrease need upfront revenue. We are still advocating for an infrastructure fee (IF) in addition to a rate that pays for the amount of water used. The new result is the users with the least amount of use may have a reduced bill and those with higher use would pay more. The infrastructure fee (IF) is proposed at \$4 per month for water and \$4 per month for sewer. The flow rate would remain the same at \$8.35 per 1,000 gallons for water and \$1.22 per thousand gallons for sewer. These rates cover specific infrastructure projects, existing debt service and O & M costs. As costs increase, the rate will need to increase to cover costs. Additional analysis is pending.

NEW BUSINESS:

D. Planning Commission Recommendation – Petition 15-0001 – Community Church, 1840 Westchester Blvd. – Ms. Headley

Petitioner is requesting the following zoning relief for the property located at 1840 Westchester Boulevard. 1. Special use pursuant to 18.58.050(v)(2)(i) to permit a electronic message board sign.

Background:

Westchester Community Church is proposing to install a new electronic message board sign. They currently have a message board sign that needs to be changed manually. The proposed sign will comply with all requirements for institutional signage and electronic message board signs. The sign is proposed to be three feet (3') by six feet (6'), with an overall height of six feet (6'). The Plan Commission held a public hearing on November 16, 2015. Petitioner stated that they are proposing to replace an existing manual message board sign with an electronic message board sign. They testified that their current sign is in need of replacement due to age and deterioration. They also stated that many churches and communities are installing these types of signs because they are easier to read and change the message for upcoming events. There is an electronic sign on the site to the south that operates with very little impact to adjacent residents. Petitioner has indicated that they are willing to turn off the sign overnight to mitigate any potential impacts to neighboring properties. There are no other variations required and the sign will meet all current building codes.. Staff report is attached to this memo for reference. In addition to the staff report, the transcript is attached for review.

Results:

At the public hearing held November 16, 2015, Commissioner Mazzei made the following motion:

To approve Application PC-15-0001 for the following zoning relief:

1. Special use pursuant to 18.58.050(v)(2)(i) to permit an electronic message board sign. For the property located at 1840 Westchester Boulevard, Westchester, Illinois. (PINs: 15-21-301-086/087/088/089/090/091/092/093/173)

With the following conditions:

1. Proposed sign shall be in substantial compliance with the sign drawing prepared by Paldo Sign Company dated January 13, 2015.

2. Sign will not operate between the hours of 8 pm and 7 am

3. Sign shall comply with the restrictions on display of messages as outlined in

18.58.050(v)(2)(iv). except that messages cannot change more than once every fifteen (15)seconds..

Public Comments:

Residents Phyllis Trotter, Cathy McAndrews, Mary Zibert, Jean Klotte, Bill McCarthy and A.J. Trotta, Tony Randall, and Jennifer Welby, John Palbo, and Pastor Joe Mills expressed their opinion regarding the proposed sign for Westchester Community Church. President Pulia noted that the board will take under advisement their concerns as well as the recommendations of the Planning Commission and Board.

B. Policy on Shared Sanitary Sewer Connections – Mr. Lewis (p. 12)

Synopsis:

Several Subdivision were constructed with shared sanitary sewer connections. The Martindale Estates Units 2, 3,4 & 5 are known examples. When one connection goes bad, the other also is involved. Current Ordinances do not allow shared services. They were allowed in the 1950's. PW estimates about 450 of these exist. PW desires to have a policy that requires any repair on a shared connection to establish a singular connection for each house to allow compliance with the existing sewer lateral ordinance. According to the preferred ordinance amendment the cost would to be borne by the home owners, one willing the other most likely not. If we collected funds by adding a surcharge to the line warranty program and the proposed sewer infrastructure fee, it would spread the cost burden to pennies per month per resident and offset a \$6,000 to \$8,000 repair bill down to a manageable cost and make full code compliance more achievable.

Recommendation:

Public Works recommends that sewer lateral permits taken from these known areas or as discovered in any new area be require to do additional work to abandon the shared connection and create two individual connection points. They also believe that having available funding to assist in the compliance effort is beneficial to not only the resident experiencing a plumbing problem, but also for the village to make a new, water tight connection to our sewers. They are under a mandate from MWRD to reduce clear water Inflow & Infiltration into our sewer system and this would help achieve the agreement we signed for our ICAP rate. Each repair made would be in our annual report to MWRD and show ICAP compliance efforts. Each repair made would remove unwanted flows into the sewer and help prevent downstream backup for all residents.

C. Proposed Amendment To Muncipal Code – Alternate Parking Restrictions – Mr. Lewis (p. 16)

Public Works Department is requesting an amendment to the current ordinance that extends the alternate parking requirements to cover weekends.

Background:

Snow falls, wind storm damage and flooding events often require Public Works crews to be called out on weekends. Cars parking on the street inhibit our ability to perform these tasks. When cars block our ability to perform these functions, crews must work more overtime to perform the task, thus increasing our cost of operation and ultimately impacting the budget.

Fiscal Impact:

We proposed to order small reflective stickers to be placed on the existing signs, same size as the current fonts, to amend the existing signage. This is a much lower cost than replacing all the signs. No cost comparison has been

done, however compared to the cost of plowing a street twice on overtime versus the cost of these stickers (a few dollars each) it would appear to be a cost savings, especially over the time the signs are in use and ordinance in effect.

Recommendation:

Amend the alternate parking restrictions (Ordinance 11.32.160 Parking on Alternate Sides Between 8:30 a.m. and four-thirty p.m.) to include weekends.

5. Old Business

B. Proposed Change Order – Mayfair Phase II – Mr. Lewis (p. 166)

Two CO's are presented here for consideration. CO #3 is for work already done under force accounting procedures. Force account work covers time and materials with no profit on time. CO #4 covers the additional unanticipated work on the side streets and main line. PW continues to negotiate the final amounts, but this is the number the contractor has agreed in principal on. With the approval of these amounts the project can be completed.

Recommendation:

Three options were proposed: 1) Keep going on current schedule, pay whatever change order is necessary and patch Kensington through the winter, but construction would continue thru the holidays. 2) Delay Kensington until spring, keeping the road intact and plowable, negotiating the required changes, but risking potential flooding over the 50 year storm event. 3) Postpone Kensington work to a future year. The board favored option 2.

Fiscal Impact:

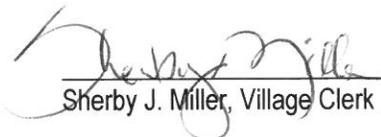
Change Order #3 is for \$27,426.32; Change Order #4 is for \$143,670.59. Option 2 will also have a change in the contract completion date to July 1, 2016. Original Contract was \$1,011,021.50. CO's #1 & 2 approved for \$395,373.90 to add in side streets. CO's 3 & 4 are for a total of \$171,096.91. Total contract value, original bid with CO's 1-4 is \$1,577,492.30. Action: Attorney Durkin recommends combining change order 3 & 4. APPROVED

INFORMATION ONLY

A. Preliminary Development Plan – 10261 Roosevelt Road – Ms. Headley – On Hold.

ADJOURNMENT

With no further business to discuss, Trustee Yurkovich motioned to adjourn. The motion was seconded by Trustee Calcagno. The meeting was adjourned at 11:13 PM. On the roll call, the motion was approved. (Aye 7).



Sherby J. Miller, Village Clerk