

**MINUTES OF THE COMMITTEE OF THE WHOLE
VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF WESTCHESTER
Tuesday, 11 April 2017**

CALL TO ORDER:

The meeting was called to order at 8:20 PM and present/responding to roll call were Trustees Calcagno, Celestino, Perry, Reda, Steker, Yurkovich and President Pulia. Also present were Village Clerk Miller, Village Manager Matthys, and Attorney Durkin.

President Pulia requested that Item A of Old Business be moved to the top of the agenda.

Old Business

A. A. BWJWA Water Rate Increase – Mr. Lewis/Mr. Edward Donahue

Staff has reviewed the Water and Sewer rates to determine if they need an adjustment in the current rates to support operations and capital projects. With the current rate structure they can cover this fiscal year, but will cease to cover the cost of operations by next year without a rate increase. It will not be possible to fund any capital project after this next fiscal year without a rate increase.

BACKGROUND INFORMATION: Staff has examined our utility rate to determine if the Village is covering all our costs with the existing rate and the stability of the rate given all the cost increases they have experienced for operating and maintenance, staff, and capital costs. The City of Chicago rate increase of 1.83% (\$0.07 per 1,000 gallons) also needs to be covered.

FISCAL IMPACT: To cover rising labor costs and capital costs going into the future we need to raise the water rate an additional 6% each year for the next five years (\$8.85, \$9.38, \$9.94, \$10.54, \$11.17).

The sewer rate requires a 9% increase (\$1.33, \$1.45, \$1.58, \$1.72 and \$1.88).

RECOMMENDATION: Without the rate increase the Village will not be covering costs. The immediate effect of not covering the cost of our operations with rate increases is we will lower our eligibility for IEPA low interest loans. Without these loans we will not be able to fund capital projects. *President Pulia recommends that a Public Hearing be held to specifically address this project, discussing plans and how soon.*

B. Waste Management Contract Extension – Ms. Matthys / Vaughn Kerschner/Waste Management
Mr. Kerschner to provide contract to Attorney Durkin. *APPROVED for Active Agenda*

New Business

A. Plan Commission Recommendation to Approve Petition PC-16-0002 Planned Unit Development for the Chicago Highlands Golf Course Clubhouse, Westchester (The Chicago Highlands Club LLC, Petitioner). – Ms. Matthys
Petitioner is requesting the following zoning relief for an approximately 35,000 square foot clubhouse at the property located at 2 Bluebird Trail:1. Special use for First & Final Planned Unit Development (PUD) pursuant to Zoning Code Section 18.12.020 for the clubhouse for the Chicago Highlands Golf Course.

The Chicago Highlands Golf Course at the corner of I-294 & 31st Street is currently permitted as PUD. The Final PUD was approved by ordinance 1803 on April 14, 2009. Ordinance 1803 approved the Golf Course, maintenance facility, and amenity portions (i.e. swimming pool, tennis courts, paddle tennis courts, skating rink, and skating, tennis and swim clubhouses) on the subject site. There was an area of the site that was not included in the 2009 approval that was set aside for the clubhouse. The applicant is ready to apply for approval of the clubhouse. The clubhouse will consist of full service dining, private meeting rooms, locker rooms, a golf shop, fitness area, and bowling lanes. In recommending approval, the Plan Commission has determined that the proposed zoning relief would meet the findings of fact enumerated in Article 18.48.020 of Title 18 of the Municipal Code, the Village of Westchester Zoning Code. *The Board recommends that the applicant submit all plans for review. Per Attorney Durkin, the Board will have 60 days to approve.*

B. Plan Commission Recommendation to Approve Petition PC-17-0002 Text Amendments to Chapter 18.28 of Title 18 of the Village of Westchester Zoning Ordinance (Eric Rossi, Focus IV, LLC, Petitioner). – Ms. Matthys (p. 102)
The petitioner owns a commercial property on Cermak Rd that is located in the B-1 Office Business District. The owner would like to lease space to a salon. The zoning ordinance does not currently allow barber shops and beauty parlors in the B-1 District. The B-1 District is identified as Office Business and has the shortest list of permitted uses. The comprehensive plan identified this area of Cermak Road as the “Town Center” area and called for retail and office uses in this area. The current zoning code was adopted in 1964. One of the recommendations of the Comprehensive Plan was to revise the zoning code. In recommending approval, the Plan Commission has determined that that these amendments are in the public interest and a benefit to the welfare of the entire community.
APPROVED for Consent Agenda

C. FOG Contract – Mr. Lewis (p. 125)

Public Works would like the board to direct the village attorney to draft a new ordinance (in Section 15.14) to assist with implementation of the Fats, Oils & Grease (FOG) program.

Background: The EPA and the MWRD requires the village to operate a program to reduce FOG going into the treatment plant and to protect the public health & sanitation. We currently do not inspect these system on a regular basis but do when complaints or back up issues arise. Under the provisions of Part 403.5(c) (1) & (2) of the NPDES National Pretreatment Program the village *must* establish and enforce local limits for users to prevent problems with the operations of the sewer system. The regulations in 40 CFR 403.5(b)(3) prohibit "solid or viscous pollutants in amounts which will cause obstruction" in the sewer system. Our current ordinance (Chapter 15.16.160, sections (f) through (i), and section 15.14.170) gives us the power and authority to establish a program and inspect each business, however it does allow a third party like Aqua Backflow to inspect. We will need an ordinance to allow third party inspection and to pass the cost of the inspection on to the business owners.

Attorney Durkin will draft an amendment for the ordinance.

Information Only

None

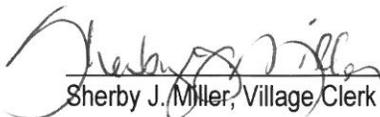
Public Participation

Resident Jean Klotter requested clarification of the water rate infrastructure fees and whether fees were going into a separate account. Finance Director Webber noted that the fees are included as part of the Utility funds and will be earmarked for Capital expense as well as IEPA debt services, all will be transparent.

Resident Daniel Maldonado – Questioned how Village employment opportunities and bids getting publicized. Manager Matthys noted the Village website has a listing of open opportunities, and bids. Jobs are also posted on various governmental websites depending on the position. Legal notices/bids are posted in the Suburban Life Paper. Residents can also go to the Village website, under “Business”, to sign-up and receive text alerts regarding bids.

Adjournment

With no further business to discuss, Trustee Celestino motioned to adjourn. The motion was seconded by Trustee Reda. On the roll call, the motion passed (Aye 7). The meeting was adjourned at 9:45 PM.


Sherby J. Miller, Village Clerk