

	residents to tie up garbage bags; when the wind blows there is debris and garbage all over. Dogs must be on a leash & clean up poop. Clean up Pike Street by the 4 plexes."
70	"I am completely against multi-family units. Whether it be apartments or condos."
71	"Build more streets and put up stop signs on 109 th Avenue at every intersection or put police to control the speed on this road."
72	"I think property taxes are too high."
74	"We need to keep taxes down as there are many seniors on fixed incomes. No need for parks at this time, as the lots in most areas are large. If playground & parks are in the future the developers should also maintain them."
75	"Keep the rural appeal to the greatest extent possible. I'd hate to see the land south of Trees turn into anything frankly. Keep the corn!"
76	"Agree with tax increases to support well managed municipal services."
78	"Along with location goes the need for a good road system and infrastructure."

80	"Believe the present desire to acquire water & sewer system is not that important. There will be an increase in cost of city government. I feel the most important thing before this city is a comprehensive city development plan. I agree developers should be charged an impact fee in building permits for streets, parks, police & fire, etc."
82	Wrote, "decrease" next to tax increase Q12.
84	"I can't wait to retire & get out! I can't believe I helped form this town, what a mess!" Wrote, "NO, NO, NO, NO, NO" next to low & medium housing line & "NO!!" next to tax incentive line on Q11.
88	"I'd like to see the results of this survey published in the Times." Wrote, "Are you kidding?" next to tax increase line on Q12.
89	"Moved here to enjoy country luxury living-now it's getting just like what we left! We'll probably be selling in next two years. Traffic out here is getting unbearable!"
90	"It's time the town council quit acting like spoiled children and started acting like intelligent adults and put the town and it's future above their petty ideas."
91	"Taxes were low & a primary reason, but now it's extremely disappointing at where they are today!"
92	"Lower my existing taxes, now." Wrote, "Hell No" next to tax increase line on Q12.
93	"Hopefully the town board is taking effect and some common sense people are going to start leading the town. The larger board is good."
95	"If roads aren't fixed, repaired, how are we supposed to get to work to pay these taxes, which have doubled. Please fix 109 th & Randolph St."
96	Wrote, "but only for police" next to tax increase line on Q12.
97	"109 th & Randolph are the only roads in & out of Winfield. They need to always be made a good road for travel. Our poor cars on 109 th took such a beating for so long. Never again. Please!"

99	"We have to concern ourselves with type of growth. Maybe tax incentives for commercial & industrial development. No low or subsidized housing. More parks or natural space in some of these areas." Wrote, "No" next to low & medium housing line and "Yes" next to open/green space line on Q11. Wrote, "Maybe" next to tax increase line on Q12.
101	"Develop more parks, both for kids (basketball, baseball, playgrounds, etc.) & adults (park benches, walk path, etc.). Encourage Illinois type subdivisions-higher price, larger lots, green areas, & streets. Nice restaurants in downtown area (see Naperville downtown)."
105	Wrote, "but in appropriate locations" next to light industrial growth line on Q10.
106	"Roads from Palmer S. (Stoney Run Estates) to 129 th are in horrible condition." Wrote, "at the southern boundary of Winfield we have minimum services" next to tax increase line on Q12.
107	"Have not yet seen tax bill. We need streetlights! Any help I will volunteer."
110	"Stormwater drainage is very poor in Doubletree West. The final grade between houses & units does not drain off well to the storm sewer, leaving water in undesirable amounts where it does not belong. There are no swales between. Very poor engineering. Shame on engineer & inspector."
111	Wrote, "Not enough books-poor hours" next to library line on Q9. Wrote, "If they are the ones I think are important, Yes, if not, No" next to tax increase line on Q12.
112	Wrote, "Our girls are 26 & 27, but I still feel many of these are important" above Q9. Underlined bike/pedestrian trails & scratched out sidewalks on Q11.
113	"Don't pass so many rules, laws, etc. as to impose restrictions on farmers. Some family farms have been here for over 100 years. Don't squeeze them out."
115	"We pay enough taxes already and we have not seen any positive results from money collected."
117	"Privatize all municipal services." Wrote, "No" next to low/medium cost housing line & "No Industrial" next to tax incentive line on Q11.
118	Wrote, "We have some?" next to light industrial growth line on Q10.

121	"We daily mourn the loss of the changing country atmosphere of the early Winfield town-the quality which many came seeking, only to destroy. Developers have been allowed to rule unchecked. All open land is available to them. We were led to believe our rural-ness would be protected and encouraged." Wrote, "unfortunately necessary" next to town government on Q9. Wrote, "should not become a strip, should stay condensed" next to downtown line (and underlined well defined) & "no more business-Randolph is becoming a strip" next to tax incentive line & "instead of the town building parks" next to open/green space line on Q11.
122	"Don't let developers run & mold our town! Developers may have the money, but we must have an unshakable framework from which they must work within."
124	Wrote, "not low" next to low/medium cost housing & "Minimal" next to tax increase line on Q12.
125	"Town is losing reason we moved here. Large lots, people were not on top of each other."
126	"New developments should help pay for road improvements and expansions!"
128	"Please focus on making this a community for families. We need more green areas & parks and less construction. Winfield, as a town, needs to catch up to the growing community needs. How much longer are we going to count on Crown Point to carry us and provide our identity?"
129	"Leave well enough alone!! If people want amenities-move to Crown Point."
130	"The roads should be in better shape coming in & out of town. Very light industrial should be encouraged. Developers should be made responsible for a sense of community. Taxes should not increase too much."
131	"Absolutely NO apartments. No new roads, for example extending Gibson to 109 th . Town cannot afford to maintain roads now."
133	"I think it's terrible that the Town of Winfield has made it impossible to build a home in Winfield unless you are a licensed general contractor. I can see architectural review, but as long as the house meets all code, why should I have to pay a general contractor to do what I can do?"
134	"Need a laundry facility."

136 "Don't let subdivision streets become main streets to traffic. Let 109th Ave. & Randolph be main roads. People buy in subdivision so there children are safe on streets riding bikes & playing. Like opening up 112th Ave. as main street for cars is defeating purpose of living in subdivision."

140 Wrote, "Depends on what services" next to tax increase line on Q12.

141 "I think small commercial business should be encouraged, but I don't want a mall in town. We need to keep our small town atmosphere at all cost. No industrial of any size."

143 "#12 is not a Y/N question. Substantial street repairs are inevitable & additional tax \$\$ will be required. Just 1 example."

144 "We moved here over 40 years ago because it was rural-it is not now and it's growing too fast."

145 "My taxes increased nearly every year I have lived in Winfield, yet town services and amenities have stayed the same or gotten worse (i.e. snow plowing and road maintenance)."

146 "I feel that my taxes are already too high for what we have."

148 "Answer question #12 would seem a contradiction to all other eleven. My comment is as follows-No additional taxes but an honest effort to use and utilize the existing tax monies." Wrote, "Limited" next to annex line, low/medium cost housing line, & tax incentive line on Q11.

149 "Make sure Winfield doesn't turn into the problems that we have in Gary, Hammond, & East Chicago. Require subdivisions to have larger lots and keep the town rural."

150 "I don't trust our local government. You'd think a small place like this could get along and get things done for the good of the community (rather than developers)."

151 "Winfield is growing way too fast. Too many new subdivisions. It's not a quiet place to live like it used to be. I liked it better before when there was less traffic."

152 "Light industry-commercial development is the only way to get tax revenue up! Plan now before other near areas incorporate & become towns (look south & west)."

153	"I feel this survey is a waste of time & money. You greedy, obtuse, so called leaders are going to do what is profitable to you at the residents expense in this township, which is jokingly referred to as a town. This survey is not worth the paper its' written on & is a total waste of time. This is my opinion-if you don't agree-too bad-it's still a free country except in Winfield. You're probably thinking if I feel this way-Move! No-I won't give you the satisfaction. I'm staying here because of my memories of how Winfield was-not what it is now."
155	"Never wanted to be part of a town in the first place."
156	"My property taxes have quadrupled in 13 years. From \$1,000 to \$4,800 and I have a well & septic system."
158	"Reduce speed limits in town to 30MPH."
159	"I know development is progress, but in less than 2 years, we have watched 2-3 new developments wipe out entire acreage." Wrote, "Very" next to developers pay fees line, "No" next to low/medium cost housing line, "No" next to tax incentive line, & "Very" next to open/green space line on Q11.
160	"Parks, Parks, Parks-We need them. Wee need mid to high-class businesses, not dollar stores or Wal-Marts. Need good restaurants. Keep area clean & updated. Need to keep scab builders out of Winfield. Need more experienced builders-quality."
161	"Property taxes are already high enough for residents."
164	"We should have the developers pay into a fund to improve our roads & municipal services. Developers of residential or commercial property."
165	"We all need to work to keep local government as small as possible."
166	"Not much confidence in master plan or town council. Let the developers and people who are moving into Winfield pay for all extras-been living for years with just the basics (bare basics)."
167	"There should be no R-1 allowed at all. Future development should be subdivisions similar to Trees."
168	"It would be terrific if 109 th would hook up to I-65. Open up 101 st to Clay. Let Mississippi go all the way to 109 th ."

169	"Tax incentives only if an established business are not in the same activity. Master plan committee: You are wasting your time. This will be 3 rd master plan. 1 st cost \$25,000 to Purdue reps. All say same-"Roads, country parks"-nothing has changed. Cul-de-sacs-dead ends still in subdivisions. Roads going in circles. Developers running town. New people come in and don't know what happened yesterday and are running Winfield."
170	Wrote, "No" next to low/medium cost housing line on Q11.
171	"Keep taxes down. Keep rural atmosphere."
172	"I moved to Winfield because it was a beautiful area near everything I needed. The taxes were reasonable. My taxes have went up to 4 times what they were in 3 years. Maybe that's why I've been seeing a lot of people moving?"
173	"The town council needs to show the people of Winfield that they have a backbone by standing up and saying No to developers that want to build condos, apartments, duplexes and other types of multi-family housing!!!! We don't need them. Build only quality single family homes in Winfield!!!!" Wrote, "No" next to low/medium cost housing line and "No" next to tax incentive line on Q11.
174	"Taxes have grown in three + years we have lived in Winfield. Until the recent 109 th road re-surfacing we seriously considered moving from Winfield. The roads are pathetic in this area. We would like to see a community park with softball/baseball fields."
175	"Business growth-office-not industrial. If lower cost housing comes in, we'll move out. If you look to Illinois communities that hold value and remain desired lower cost housing is never in a plan. Can't believe it is even on this form." Wrote, "Bad idea" next low/medium cost housing line on Q11.
176	In the four years we've been in Winfield, it has become more crowded. It is beginning to look like any other town. What set Winfield apart were the views, the open fields, the wild life. Winfield is slowly loosing what set it apart from other towns."
177	"Keep your budget in balance; keep taxes low and the area will grow! Remember, tax revenue is a burden not a privilege. I can see no reason to increase sales on property taxes until costs are kept in line."
179	"There should be no consideration for apartments or low income housing. Allowing these things create un-

	happiness with existing homeowners resulting in people considering wanting to move." Wrote, "Very important" next to preserve wooded natural areas & developers pay fees lines and "This should never be encouraged!!!" next to low/medium cost housing line on Q11.
180	"How about city water for the Meadows subdivision?"
182	"We think you should worry now about water and sewer problems and let people purchase there own swing sets. No one bought our kids swing sets or jungle gyms."
187	"Government center needs to be open later than 3:30. Too early." Wrote, "No Way" next to low/medium cost housing line on Q11.
188	"Thanks-looking forward to town meeting."
190	"What about environment-a lot of burning which pollutes."
192	"Parks-soccer/baseball, tot-swings, bike baths. Don't want trailer parks. Provided adequate buffer space on 109 th & Randolph each side for future widening, possible boulevarding as land is developed-sidewalks or bike paths on 109 th & Randolph with trees & lights as land is developed." Wrote, "No low" next to low/medium cost housing line on Q11. Wrote, "Maybe, depends on service" next to tax increase line on Q12.
193	"Winfield should welcome people and have all the technologies and amenities available today. We are at a place of great opportunity to build our infrastructure from the ground up. We imagine a place where the parents can sit and watch the kids play or bike while having full access to WIFI (WIMAX) services. We imagine a downtown with great specialty shops and access to hi-tech services and products."
197	"We are seniors living on a limited income and higher taxes would be harder for us to meet the burden."
198	"It takes money to fund projects. If higher taxes are needed to improve the area, so be it." Wrote, "I have Indiana American water and feel it's the best water one can have" next to municipal water line on Q9. Wrote, "Very good idea" next to developers pay fees line on Q11.
199	"The downtown should be well defined so that all the existing and any future retail/commercial growth are centralized in one area, leaving the rest of the town more rural and country-like! I would hate to see any retail/commercial growth start moving south of 117 th ."

200 "Clean-up the community, not only of litter, but drug dealers, sex offenders, vandalism. Yikes!" Wrote,
"Used to be" next to low taxes on Q7. Wrote, "there enough now!" next to tax increase line on Q12.

201 "This town is not big enough for five councilman."

203 "Too much traffic for existing roads. Try to fill empty stores before building more. Change signage variances for improved visibility/exposure. March 1st is Ash Wednesday."

204 "What attracted me to Winfield were low taxes, large lots & the ability to see stars at night. Attending the initial master plan meetings, I felt that a lot of people wanted a lot of things, all for free. I hope that there is a contractor use fee in the offing."

206 "Slow down growth-going too fast."

208 "Give people warnings about not keeping lawns cut during summer & garbage all over their yards. Mail posts not erected right. Let's keep Winfield clean."

209 "A common sense approach is needed to address the issues the town will face in the coming years. The main goal of the council should be to provide direction & services that will best serve the residents' needs. In addition, the council & plan commission should only encourage good, high quality growth that will be an asset to the town. All development should help property values appreciate. The council should be elected officials who do not have builder/developer interests. While some people may not like to admit it, growth is not only inevitable, but probably necessary to keep the town running-but it needs to be done cautiously & wisely. Parks, open space, quality schools, government services & quality businesses equal a desirable community, which in turn increases property values. Finally, with the town's purchase of the sewer utility, the rate issue must be addressed. The users of the utility are severely over paying for the treatment of water."

210 "Vandalism needs to be stopped (especially in Trees), it is hurting our property values. Also, I would not like to see an Industrial park near our subdivision. Consider having a spring clean up day."

211 "Build retirement housing. Develop a summer Winfield festival."

213 "Developers should be required to provide land for parks and sidewalks. Please no more multi-family homes. Set-up a review committee by residence and town board members. This is a very nice town, let's keep it that way." Wrote, "All of these are important services. The question is which one is more important or number 1 priority" & "fire protection-this is a contract and should be LOFS responsibility for this-same for Lake County Police Department-County taxes" & "Indiana water does a good job" next to relevant items in Q9.

217	"The area is losing all it's openness & rural charm. We move out here from Griffith because it was rural and had wild life, not for urban sprawl. We also bought an existing home to discourage more growth!"
218	"License for dogs to insure vaccinations. Thank-you for asking our opinion." Wrote, "don't understand? Lake water" next to municipal water line on Q9. Wrote "Yes" next to commercial and "No" next to light industrial next to tax incentive line on Q11.
220	"Winfield incorporated to prevent annexation by Merrillville. Don't turn Winfield into another Merrillville. Stay rural, no industrial, no apartments. If I want a skyline, I'll go to Chicago. If I want a quaint downtown, I'll go to Crown Point. If I want a mall, I'll go to Hobart."
221	Wrote, "Discouraged" next to low/medium cost housing line on Q11.
222	"Being on a fixed income, I cannot budget for continual tax increases. Also, I fear that the south end of town will be developed like the north end and tranquility will be lost forever."
225	"Really need some parks and/or park department for recreation activities. Closer YMCA for activities for kids. More restaurants-fast food."
226	"Stormwater drainage is very important and you can't get anyone to listen or do anything about it."
227	"The town has not been able to control people filling low lands & wetlands. Natural drainage should not be interfered with. More research and knowledge should go into drainage issues and drainage (culverts) under/across roads."
228	"We want to strongly encourage city water & sewers-regardless of tax increase needed to implement them."
231	"We really enjoy living in Winfield! The school needs to do something about all the kids moving into this area!"
232	"Improvement in town leadership since the first of 2006. Get rid of cheap & crooked developers. Have developers pay more for improvements."
234	"Too much growth-too much building. Losing too much farm, open rural and wooded areas. Services cannot keep up with growth. Residents here before town should not have to pay for improvements required by new

	building. We didn't want the town in the first place."
235	"Town office hours are inconvenient for working person." Wrote "No" next to tax incentive line on Q11.
237	"Taxes have already gone up. Separate from Crown Point-get own zip code." Wrote, "Ha Ha" next to low taxes line on Q7. Wrote, "Very" next to parks line on Q9. Wrote, "Rural" next to annex line, "No higher than bi-level" next to architectural design line & "No, why should they get a break" next to tax incentive line on Q11.
239	Wrote, "Depends how much" next to tax increase line on Q12.
240	"People living on rural acreage should not have to pay increased taxes for sewers and water that they will never receive." Wrote, "Some" next to tax increase line on Q12.
241	"What I have seen of home construction throughout this general area is far from top quality because of poor design, poor quality of workmanship, low wages and unqualified tradesmen."
242	Wrote, "Definitely not" next to low/medium cost housing line on Q11.
243	"Maintain rural atmosphere as long as possible. No low cost housing. What are additional municipal services?" Wrote, "Small" next to town government line on Q9. Underlined commercial and scratched out light industrial on Q11.
244	"Allow no apartment buildings. Hunting ban in town limits. No alcohol at anyplace firearms are fired. Better yet, no firearms allowed to be discharged in city limits."
246	"As a family, we enjoy the atmosphere of Winfield. We like the amount of businesses currently and would not like to see Winfield become too busy."
247	"Absolutely no increase in taxes for any reason."
248	"Increase the fee for building permits."
249	"We do not need low-housing in this town. We are ruining our subdivisions with multi-housing!"

251	Wrote, "They were low" next to low taxes & "it was" next to rural atmosphere lines on Q7.
252	"No new or increased taxes."
254	Wrote, "unsure" next to retail/commercial growth line & light industrial growth line on Q10. Wrote "unsure" next to developers pay fees and "unsure-need more info" next to tax incentive line on Q11. Wrote, "within reason and proportionate" next to tax increase line on Q12.
256	"Maintain & improve, rather than expand."
257	"High taxes-low services. We moved to Winfield from Crown Point for lower taxes. Now our taxes are higher than Crown Point! Don't advertise low taxes-it's untrue!!" Wrote, "No" next to developers pay fees, low/medium cost housing, tax incentive, & open/green space lines on Q11.
260	"Have well, septic (24 years old), fuel oil for heat. No desire for these amenities with cost involved. Have put much money into renovation of home on 117 th avenue & Benton area, original settlement of Winfield."
262	"I do appreciate all of the hard work & time everyone has put in up to this point. It is crucial that we work together for common goals." Wrote, "Originally 13 years ago" next to low taxes line on Q7. Wrote, "Eventually" next to Police Protection line on Q9. Wrote, "No" next to low/medium cost housing line on Q11.
264	"I have lived here a few years. Growth is slow. Why? Taxes too high (on homes). When potential buyers look at high taxes-why live here?"
265	"I believe we already pay enough taxes, and the roads & other services in our area (Palmer) are terrible."
267	"We need less businesses going up and more local restaurants. Our schools are already too crowded, so why keep building more duplexes, condo's & homes? It doesn't make much sense."
268	"We do not have access to municipal water or sewer. We have to pay for waste pick-up at a higher rate than Crown Point residents. We are getting little value for the higher taxes we have been assessed at."
272	"More open areas, Lake County taxes are high enough. More taxes for schools is foreseeable, fire/police."

275 Wrote, "Change to Lake County library system" next to library line on Q9. Wrote, "Too late" next to downtown line on Q11.

277 "If the taxes would be well spent & debated upon in town hall meetings it would be ok. Road improvement (109th & Randolph), I believe should be 1st on our list. I believe if we let low cost housing & more multi-family homes to be build, Winfield will turn in the wrong direction. We need to remain a higher end community to encourage growth." Wrote, "No" next to low/medium cost housing line on Q11.

278 "For two years we have tried to get the town to clean out drainage ditch in my yard. County said needed to be done, but was Winfield's responsibility. But nobody at Winfield seems to care how much my back yard floods. If someone wants to comment on this, I can be reached at 11280 State St. or 662-7405-Ken or Lisa."

279 "Let's keep the small town atmosphere; we are so close to Crown Point's main square, there isn't a need to duplicate it! Low cost housing should be discouraged." Wrote, "No" next to low/medium cost housing line on Q11.

280 "Avoid at all costs annexation by other municipalities such as Merrillville or Hobart." Wrote, "Big trucks tear up the roads, so yes" next to have developers pay fees line and "We have enough" next to low/medium cost housing line on Q11.

67	"Boardwalk Builders need to be removed from Winfield!!!"
75	"Get rid of that Teach SOB. He's a rude, egotistical power monger!!"
88	"...published in the Times (not the Winfield rag)."
187	"Sue and Mary are very nice & helpful!"
201	"...The four new members are not qualified, nor do they have the time. One member lives in Hidden Creek- he mows his yard two or three times a year. How is Rolly going to run anything in this town?" Mary & Sue- Great job!"
202	"We are seeing better management of the town since Lasco has stopped running it. Now we have to keep an eye on Bill Putz."

Appendix B: Community Workshop Results

This workshop gave the community a chance to respond to specific planning-related questions

Methodology

The community workshop was held at Jerry Ross Elementary School on March 1, 2006. Although the event had been advertised on the community survey and was covered in the newspaper, attendance was poor. Unfortunately March 1 was a religious holiday (Ash Wednesday), which may have contributed to the poor attendance. The event was held in an open house format, meaning that people could come at any time between the hours of 4 PM and 8 PM, and then complete a group of tasks, including topical worksheets and two activities, at their own pace. Worksheet topics included:

- Town Identity
- Jobs and Employment
- Growth
- Taxes & Services
- Infrastructure
- Housing
- Open space and Parks

In addition to those worksheets, participants were asked to complete two other activities. Those activities included drawing their desired future land use on a map and participating in a Strengths, Weaknesses, Opportunities, Threats (SWOT) Brainstorming Exercise, and then being asked to vote on the most significant issues.

Steering committee members and the planning consultant were present to assist with questions and discuss the town's comprehensive plan update. The following pages contain summaries of the worksheets and the SWOT input. Note that the future land use maps were not summarized, but were presented to the committee individually for consideration.

What is Winfield's Identity?

In the marketplace, companies use branding to distinguish their product from all others. Commercial branding is a combination of visual image and a slogan that make the product stand out and be remembered by the consumer. Examples include Nike's "Just do it" and Coke's "The real thing".

Cities and towns are now doing branding in order to make the identity of that community stand out to consumers, who are potential employers, residents and tourists. "The Big Apple", "The Big Easy", "City of Angels", "Motor City", "City of Lights" -- these city slogans are instantly recognizable. Cities used to forge their reputation over decades or centuries, but today they can get their name out instantly.

Branding will become even more important in the future, says Lowell Catlett, a professor at New Mexico State University. "It will be critical for cities of the future to have a brand identity -- something that sets them apart from the rest," he says. With rising cybercommuting, he believes branding will increasingly influence residential location decisions. Communities that have successfully branded themselves as being cutting edge technology, family-friendly, or a great place for singles will attract the 21st century nomads.

At the March 1, 2006 comprehensive plan public workshop, we asked attendees to think about Winfield's identity and suggest a slogan for the town. This exercise was useful because city branding examines strengths and weaknesses, and helps uncover the "true essence" or identity of a community -- what it is and what it wants to be known as, which is also an essential part of the planning process. *Suggestions for Winfield's slogan:*

- A natural choice for living
- Field of Dreams
- Community of Dreams
- Winfield -- People's Community
- Northwest Indiana's Premier Community
- You can almost see your neighbors
- Winfield -- Come Grow with Us
- Live, Grow, Thrive in Winfield
- A Little Patch of Heaven

Winfield Works

Throughout our life, most of us have many different jobs. Sometimes our job choices are constrained by where we live, but on the other hand where we choose to work may impact where we end up living. At the March 1, 2006 Comprehensive Plan Workshop, we asked attendees to tell us how living in Winfield impacts their work life. Attendees were asked to indicate jobs Winfield needs more of. Votes are listed after each job category:

- Educational (teacher, etc.) -- 5
- Professional (attorney, architect, etc.) -- 5
- Medical (doctor, physical therapist, etc.) -- 3
- Public Safety (policeman, firefighter, EMT) -- 4
- Food Service (waiter, chef, etc.) -- 1
- Transportation (bus driver, taxi driver, etc.) -- 4
- Personal Services (beautician, etc.) -- 2
- Finance (banker, investment advisor, etc.) -- 3
- Retail (shop clerk) -- 4
- Wholesale or Trucking -- 0
- Entertainment or Recreation (fitness instructor, etc.) -- 2
- Public Administration (government employees) -- 2
- Office -- 4
- Physical Labor (Landscape Maintenance worker, etc.) -- 3
- Construction (Electrician, Plumber, etc.) -- 2
- Self-employed -- 2

Town of Winfield Comprehensive Plan
Adopted September 19, 2006

Have you made a job change since moving to Winfield? **Yes: 3 No: 7**

Does your living in Winfield impact your decision on where to work? **Yes: 2 No: 8** Do you work from home? **Yes: 2 No: 8**

Do you commute to work outside Winfield? **Yes: 8 No: 1** Do you carpool? **Yes: 2 No: 7**

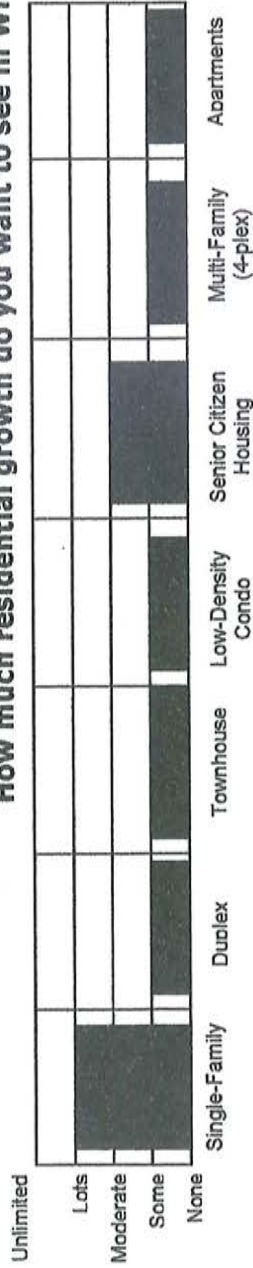
How long is your commute each way: shortest commute: 7 minutes; longest commute: 50 minutes; mean commute: 23 minutes

Where do you commute to for work? 6 work elsewhere in Lake County, none work outside Lake County but still in Indiana, 2 work in Chicago, 1 works elsewhere in Illinois

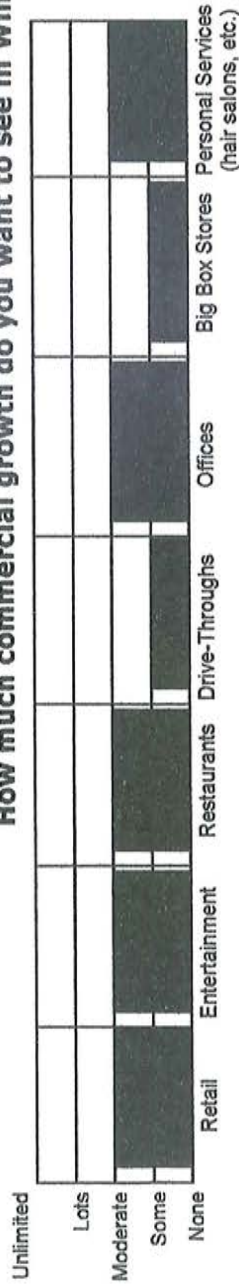
Does Winfield Want to Grow?

Growth can be managed; Winfield can control amount, quality, type and location. Attendees were asked to indicate how much growth they want to see:

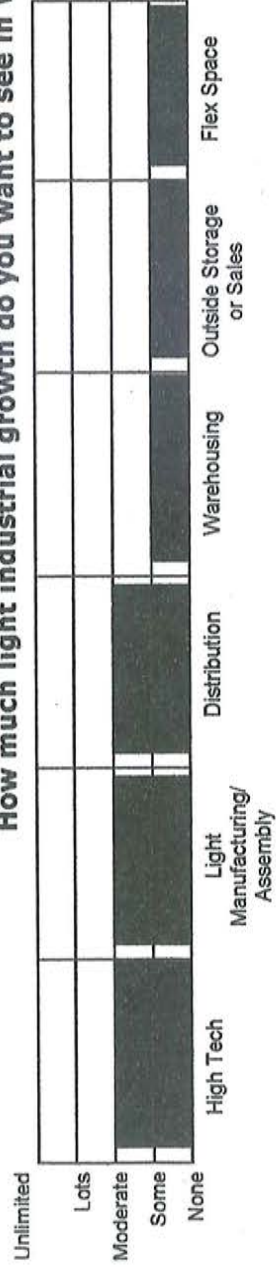
How much residential growth do you want to see in Winfield?



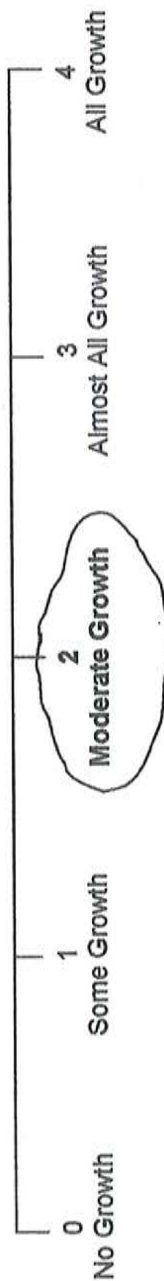
How much commercial growth do you want to see in Winfield?



How much light industrial growth do you want to see in Winfield?



Growth Scale Exercise: How much overall growth do you want to see in Winfield?



When asked if there was any land use that they did not want to see in Winfield, the following answers were given:

- Heavy Industrial
- Dump
- Trailer Parks
- Race Track
- Auto Salvage Yard
- Multi-family Dwellings
- Large Lot Single-Family
- Trucking/Warehouse
- Bars/Taverns

Winfield Taxes & Services

There are 48 taxing units in Lake County, including townships, schools, municipalities and special districts. Winfield's corporate rate of taxation is **0.1519** for each \$100 of real estate value for taxes payable in 2005.

Winfield	2.8303
Total Tax Rate	
Schools	1.4331 50.63%
Lake County	1.1279 39.85%
Winfield	0.1519 5.37%
Library	0.0617 2.18%
Winfield Township	0.0282 1.00%
Solid Waste Mgmt.	0.0251 0.89%
State of Indiana	0.0024 0.08%
Fairgrounds/Forests	

Other Local Tax Rates	
Hobart	1.5091
Lowell	0.8388
Crown Point	0.7840
Cedar Lake	0.5952
Munster	0.5802

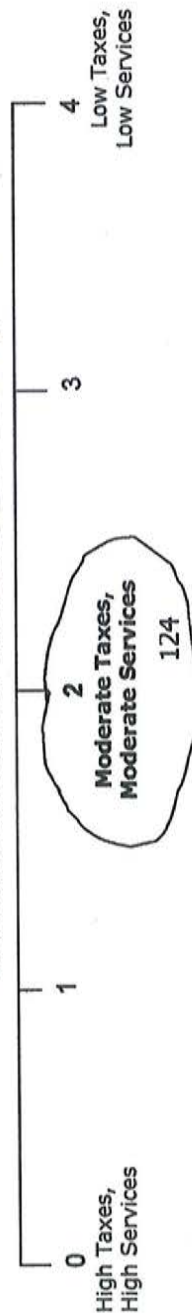
Reducing the Residential Tax Burden Exercise: One of the ways to reduce residential taxes is to shift the burden to commercial and industrial property owners by attracting more commercial and industrial development to Winfield. Commercial and Industrial properties generally consume fewer services per \$1 of taxes paid than residential. Attendees felt Winfield should encourage more commercial and light industrial development in an effort to reduce the residential tax burden? Yes: 12 No:1

Services that Winfield currently provides: Towns provide services to taxpayers. Workshop attendees were asked whether they wanted to evaluate their existing town services and decide whether to eliminate the service, accept a lower level of service, accept a higher level of service or keep the service as it is currently. No one wanted to eliminate or reduce existing services. Residents wished to leave the service level as is for snow removal and fire protection. They did desire a higher level of service on building permits & inspections, planning services, zoning enforcement and road improvements.

Services that Winfield does not currently provide: Workshop attendees were also asked whether they wanted to add more town services and were given the choice of town parks and police protection. Almost all attendees wanted the town to add parks, and a majority also wanted to see the town take over police protection.

Taxes & Services Scale Exercise:

What combination of Taxes and Services do you want to see in Winfield?



Infrastructure Issues

Communities often use infrastructure as a way to manage their growth. It is important to develop a policy for the infrastructure Winfield controls - roads, sidewalks, sewer and water. In an effort to begin to develop an Infrastructure Policy for the Town of Winfield, workshop attendees were asked to circle all statements they agreed with and were given an opportunity to write their own statement. The following results are listed in order of popularity under each category:

Roads:

- 9 people believe that developers should pay for all road costs associated with new development.
- 7 people said the developer should upgrade roads before new development occurs.
- 3 People said the town should upgrade roads before new development occurs.
- Only one person believed taxpayers should fund road upgrades needed due to new development.
- One person suggested that developers, taxpayers and the town share the responsibility for paying for road improvements associated with new development.

Sidewalks:

- 7 people believe that sidewalks should be required in all new subdivisions on all streets.
- 5 people said developers should be allowed to substitute trails for sidewalks in their developments.
- 5 people said sidewalks should be located on both sides of the street.
- 4 people said pedestrian overpasses should be provided over major streets, such as 109th Avenue.

- Only 2 people believe sidewalks should only be required on perimeter streets and streets that connect to existing sidewalks or facilities (i.e., schools).

Water & Sewer:

- 6 people would like to see town sewer and water extended throughout the corporate limits.

Agricultural District:

- 5 people believe Winfield needs an agricultural district to discourage development of farmland.

Major Intersections: As Winfield grows, so does the amount of traffic passing through. Traffic control for major intersections is important. Workshop attendees were asked to indicate their preference for traffic control on each of the following intersections:

- Grand and 109th: people were equally divided over whether they preferred a stop sign or a traffic signal. Almost everyone agreed that intersection visibility is not adequate.
- Arizona and 109th: Again, people were equally divided over whether they preferred a stop sign or a traffic signal. Most thought intersection visibility is adequate.
- Colorado and 109th: A small margin preferred a traffic signal to a stop sign. Almost everyone said that intersection visibility is inadequate.

North/South Arteries:

The majority of people agreed that Winfield needs additional north/south roads to carry traffic. Suggestions: run Gibson to 109th, extend Grand, link Randolph and Colorado and extend Arizona.

Road Repairs: When asked to list the top 3 town roads you want to see repaired or improved, the following were suggested in order of most votes: Randolph, 109th and Grand Boulevard. 117th Avenue and Green Place also received more than one vote.

Winfield Housing

People were asked how many different homes they had lived in since moving to Winfield?

- One: 10 people
- Three: 2 people
- Five: 1 person
- Two: None
- Four: None

People were also asked which types of housing are not available in Winfield?

- Apartments (4)
- Dormitory (2)
- Shelter (2)
- Moderate cost (1)
- Townhouse (1)
- Mobile Home (1)
- Institution (1)
- Barracks (1)
- Condominium (1)

Would you be willing to move to another community to find that type of housing? **Yes: 4 No: 7**

Should all types of housing be available in Winfield? **Yes: 4 No: 9**

What type of housing do you believe Winfield needs more of?

- Single-Family (6)
- Condominiums (1)
- High-Density (1)
- All (1)
- None (1)

Would you like more "over 55" housing development? **Yes: 5 No: 6**

Green for Winfield

Almost everyone is in favor of more "green" in their community, whether in the form of public parks, street trees, trails, private recreational facilities, or other offerings. Public workshop attendees were asked to rank their priorities for greening up Winfield. Responses are listed in order, from most desired to least desired, with the average ranking shown in parentheses:

- More community parks (3.3)
- Preserve open space in developments (3.8)
- Shade trees planted along our streets (4.1)
- Small neighborhood parks (4.4)
- Mixed use trails (bike & pedestrian) (4.5)
- Preserve wetlands/floodplains (4.8)
- Athletic fields (soccer, baseball, etc.) (5.8)
- Community Center (5.8)
- Golf Course (8.1)
- Pool/Aquatic Center (8.6)

When asked which of those items the public sector (government) should pay for, and how they should be paid for, the following responses were received, listed in order by most frequent selection:

- **Mixed Use Trails (7)** -- private donations (3), impact fees (1), grants (1), taxes (1), bonds (1), user fees (1), foundation (1)
- **More Community Parks (7)** -- private donations (4), impact fees (2), grants (2), bonds (1), user fees (1), taxes (1)
- **Preserve Open Space in Developments (6)** -- impact fees (3), taxes (1)
- **Community Center (5)** -- taxes (2), grants (1), private donations (1), bonds (1)
- **Preserve Wetlands/Floodplain (4)** -- impact fees (1), private donations (1)
- **Shade Trees Planted along Streets (4)** -- taxes (3), impact fees (1)
- **Small Neighborhood Parks (2)** -- impact fees (1)
- **Athletic Fields (2)** -- private donations (1), taxes (1), impact fees (1)
- **Pool/Aquatic Center (1)** -- taxes (1), private donations (1), bonds (1)

Strengths, Weaknesses, Opportunities, Threats

Workshop attendees were asked to brainstorm on the strengths, weaknesses, opportunities and threats (SWOT) for Winfield. Each person had an opportunity to list items in each category, and was then given 4 dots to "vote" for what they felt were the most important issues. They could vote for their ideas or other ideas and were allowed to spend the dots any way they wished (i.e., 4 dots for 1 item or 1 dot per item). Results were as follows, with the number of votes listed after each:

Strengths

- Nice location, everything is handy and available without a car (3)
- Big lots and open space (2)
- Schools (1)
- Lots of land available for future development of all kinds (1)
- Mature tree stands (1)

Weaknesses

- Bad builders and sub-contractors (6)
- Intersections, especially 109th and Randolph (6)
- No bike or walking trails (3)
- No town police -- must depend on county (3)
- Need big community parks (2)
- No identity for town
- No downtown (2)
- Need tougher codes and enforcement/inspection (2)

- Lack of infrastructure (street) maintenance (2)
- Enforcing existing ordinances (1)
- Noise problems from bar when outdoor patio in use (0)
- No designated bike lanes (0)
- Low or no open space and connectivity requirements for new development (0)

Opportunities

- More citizen involvement in local government (3)
- Develop a town and create a downtown (3)
- Have time and opportunity to grow the right way (managed growth) (2)
- Develop strong/distinguished town identity (1)

Threats

- Build out with lack of open space, pedestrian ways, vehicular and pedestrian connectivity, and low population to pay taxes (4)
- Unlicensed contractors (3)
- Laws not reflecting what citizens want (2)
- Not providing an assortment of different types of housing -- estate, small lots, condos, townhouse (2)
- Storefronts going empty (video, dollar store, etc.) (1)