

**Minutes of the Committee of the Whole Workshop
of the President and the Board of Trustees
Held on Monday, September 10, 2007**

Mayor Waldorf called the meeting to order at 7:00 p.m. Present were: Mayor Waldorf, Trustee Fay, Trustee Lamb, Trustee Manning, Trustee Racich, Trustee Vaupel, and Trustee Dement. Also present were: Chris Minick, Administrator; Jim Harvey, Attorney; Michelle Gibas, Village Clerk; Jim Testin, Community Development Director; Randy Jessen, Superintendent of Public Improvements; Jon Proulx, Planner; Amy De Boni, Community Relations Director; and Don Bennett, Chief of Police. There were approximately 10 persons in the audience.

Trustee Fay moved to approve the minutes of the Committee of the Whole Workshop and Executive Session held on August 27, 2007. Seconded by Trustee Racich.

Trustee Racich pointed out a typographical error on Page 6 of the minutes and suggested that they be corrected.

Voice Vote. All in favor, 0 opposed. Motion carried.

PRESIDENTIAL COMMENTS

Mayor Waldorf:

- Congratulated the Employee Picnic Committee for their work on the Employee Picnic that was held on Saturday.
- Stated that he and Administrator Minick attended the Kendall County Mayors and Managers Meeting last Wednesday and expressed the importance of collaborating with neighboring communities.
- Stated that there was a Press Conference here at the Village Hall held by Linda Holmes and Tom Cross regarding "Cool Cities."

TRUSTEE COMMENTS

Trustee Dement

- Asked the staff to provide some information regarding the airport expansion at Lewis and what impact it will have on the Village.
- Requested the topic of an Office Campus be placed on an October COW Agenda.
- Requested the topic of recruiting a College to the Village also be placed on an October COW Agenda.

Trustee Fay

- Requested the staff provide an update of the status of the former Go-Tane property.
- Stated that he met with the owner and operator of Ash Dome and asked if staff had received any communication from him regarding the residential property immediately to the north. Mr. Testin stated that staff has received some correspondence through the attorney and there is a question about the actual property line and where it is located and the owner Ash Dome has requested that the Village hold off on issuing permits.

BUSINESS MEETING

#1 FESTIVAL COMMITTEE

Mrs. Amy De Boni and several members of the Festival Committee presented the Final Report to the Village Board along with a summary of the survey results. The survey results reported that the community supports events in the downtown. The Committee also recommended that the Plainfield Central High School Campus could be used as an alternate site for festival events.

Trustee Lamb stated that he thought the feedback from the survey was impressive. He thought that a comment regarding having a central planning location and creating a theme should be investigated. Trustee Lamb commented that the impact on the business is long-term.

Trustee Manning questioned if one of the top reasons that people attend festivals is not for shopping, then why hold the festivals downtown. Mrs. De Boni stated that it gives the downtown businesses an opportunity to showcase their business so that festival goers will return for future shopping needs. Trustee Manning questioned whether or not the school district had been contacted regarding the alternate site. Mrs. De Boni stated that they have not been contacted.

Trustee Racich pointed out that the survey cost only \$350 and also pointed out that approximately one-third of the respondents were outside of the Village. Mrs. De Boni stated that the other members of the Festival Committee jurisdictions were different from that of just the Village of Plainfield. Trustee Racich indicated that he would need to examine the budgetary concerns before he could consent to having the festivals downtown. He would like to see a breakdown of the expenses and expressed concern on how tax payer dollars are spent. He would also like to see background checks done on carnival workers.

Trustee Dement questioned what the focus would be from this point on. Mrs. De Boni stated that there is currently a committee on new events. There are several things happening in the Village that could affect festival events such as the Lockport Streetscaping Project; Village Board Policy decision on whether or not to hold events downtown; Jurisdictional Transfers, etc. Mrs. De Boni also pointed out that the survey results would be distributed to others that plan events. Trustee Dement stated that he supports having the festivals downtown, and would like to see the Village Board included on the planning. He felt strongly that Village businesses should be represented at these festivals. Pride in our community and community spirit are extremely important and the more we have the better we will be. Trustee Lamb commented that he would support being included in the dialog and planning process for future festivals, but did not want to control it. It's hard to put a price tag on public relations, but they are necessary. Trustee Lamb also suggested contacting other communities to get information on their festivals.

Trustee Fay stated that he did not have strong feelings one way or another about having the festivals downtown. He encouraged good planning and more security at the festivals, especially if they are in historic downtown.

Trustee Vaupel commented on the amount spent for the survey and thought the results were questionable. He stated that the planning committee had some good ideas, but was reluctant to make policy decisions based on the survey.

Michelle Kelly, Plainfield Park District Commissioner, stated that Plainfield Fest is not a money maker for the Park District. Most of the cash in goes out to entertainment. It is a community fest and people feel it is important. Trustee Racich indicated that he is not trying to diminish the efforts of the Park District.

Trustee Vaupel pointed out that the MainStreet festivals are held to make a profit. Ms. Petrowski stated that MainStreet hopes to make approximately \$20,000 from the festivals. MainStreet is non-for-profit and needs to have the income from the festivals to support its operations.

Administrator Minick stated that staff will bring the accounting information to the Board for future discussion. The Board will need to make a policy decision financial and non-financial regarding the festivals.

#2 HERON POINT PUD AMENDMENT AND GAS CITY CONCEPT PLAN

Community Development Director Jim Testin gave a brief presentation of the project. A Gas City is proposing to locate at the corner of Renwick Road and Route 30. There are a few aspects for Board discussion. The Village has an agreement with the applicant not to put the gas station on the corner and it is identified in the Statement of Intent, but the developer is asking to put it there because of the market. There is also a question of design should the Board consider the request.

John Argoudelis, attorney for the applicant, stated that the applicant is proposing a Gas City on the corner. Mr. Chris Kalischefski, Architect, reviewed the concept plan for the proposed gas station. There have been some changes to address some of the comments from previous discussions.

Trustee Lamb stated that a standard gas station does not fit in that area. The question is whether or not it can be dressed up to fit in that location. The key is appearance.

Trustee Fay stated that he has an issue because it is a gas station and also expressed some concern about promises that have not been kept and pointed out that he has no assurance that the extras will be done. Trustee Fay also expressed concern regarding the sensitivity of the natural resources in that area.

Trustee Manning questioned the signage variance. Mr. Proulx stated that the applicant is seeking a variance for the marquee sign. The signage exceeds what is permissible by the ordinance. Mr. Proulx pointed out that the signs are not depicted in the architect's renderings. Trustee Manning also questioned the right-of-way dedication. Mr. Matt Gauntt stated that he just received a letter from IDOT and they now want 50'. IDOT is willing to look at a 50' right-of-way plus a 10' easement. There will be language provided in the Statement of Intent to address the dedication

issue. Mr. Argoudelis stated that this is just in the concept stage at this point. There is plenty of time to work out the right-of-way issue.

There was some general discussion regarding set backs. Mr. Testin pointed out that the PUD can not vary setbacks, but there will need to be a landscape variance of 10'. There is also a question of Outdoor sales and storage. Trustee Racich stated that he is opposed to outdoor sales.

Trustee Vaupel stated that outstanding architecture and a key feature were elements of the bank that was previously agreed to. If the Board consents to a gas station at the corner, the other two elements should not be forgotten about. Additionally, Trustee Vaupel expressed concern with granting a variance for a lot that was just created.

Trustee Dement stated that he has a vision for Route 30 and this is not it. We need something that will draw in other developments and we need to set the tone for this area.

Administrator Minick stated that he has heard mixed responses and there is a wide range of opinion and diversity of opinion from the Board. Some Trustees are opposed to the concept of the Gas City outright and others believe that there is more work to do in terms of dressing up some of the architecture and addressing the question of the variances. Mr. Minick stated that he would be happy to discuss with the applicant whether they would like to continue through the Site Plan Review phase, obviously the staff and Planning Staff would have significant input into that in addition to what the Board has stated this evening. We would need to through the Plan Commission as well. The applicant has a business decision to make as to whether or not they want to spend that time, effort, and energy.

Mr. Argoudelis thanked the Board for their comments and stated that they will get back to the Village.

REMINDERS

Mayor Waldorf gave the reminders.

Trustee Fay moved to adjourn to Executive Session for the discussion of a setting the price of real property and for personnel. Seconded by Trustee Lamb. Vote by roll call. Fay, yes; Lamb, yes; Manning, yes; Racich, yes; Vaupel, yes; Dement, yes. 6 yes, 0 no. Motion carried.

The meeting adjourned at 9:24 p.m.

These minutes were prepared by Michelle Gibas, Village Clerk