

VILLAGE OF PLAINFIELD

MINUTES – JOINT MEETING OF THE VILLAGE BOARD AND THE HISTORIC PRESERVATION COMMISSION JULY 27, 2009

AT: VILLAGE HALL

BOARD PRESENT: M.COLLINS, J.RACICH, M.BONUCHI, P.FAY, B.LAMB, AND G. PECK. OTHERS PRESENT: D.BENNETT, INTERIM VILLAGE ADMINISTRATOR; J.HARVEY, ATTORNEY; CAROL CORBETT, DEPUTY VILLAGE CLERK; J.BABER, BUILDING SUPERVISOR; M.GARRIGAN, PLANNING SUPERVISOR; T.PLECKHAM, MANAGEMENT SERVICES DIRECTOR; K.GRECO, ACTING POLICE CHIEF; HISTORIC PRESERVATION CHAIRMAN MICHAEL LAMBERT; D.OLSEN, COMMISSIONER; H.WRIGHT, COMMISSIONER; M.BORTEL, COMMISSIONER; C.SPANGLER, COMMISSIONER; S.DERRICK, COMMISSIONER; K.BRIGHT, COMMISSIONER; AND L.HENDRICKSEN, COMMISSIONER.

Mayor Collins called the meeting to order at 7:00 p.m. Roll call was taken, all Trustees were present. Mayor Collins led the Pledge of Allegiance. There were approximately 10 persons in the audience.

Trustee Fay moved to approve the Minutes of the Special Meeting and Committee of the Whole Workshop held on Monday, July 13, 2009. Seconded by Trustee Lamb. Vote by roll call. Bonuchi, yes; Fay, yes; Lamb, yes; Peck, Abstain; Racich, yes. 4 yes, 0 no, 1 Abstain. Motion carried.

PRESIDENTIAL COMMENTS

Mayor Collins:

- Gave special thanks to Illinois Rental for the two cranes to get the box car and caboose at the depot on the tracks. He also thanked Dennis Bennett and his two operators. He thanked Naperville Trucking for donating their lowboys to bring the units up. Also, Jon Straton and Doug Shreve from the Plainfield Fire Department for donating a lot of their time. He thanked Clayton Olson, his driver, and all those that helped with the event.

TRUSTEE COMMENTS

Trustee Fay

- Thanked the Staff, Police, and Public Works and everyone that was involved with the signage regarding the railroad tracks being under construction. The advance signage was very helpful and the signs on I-55 approaching Rt. 126 were very informative as well.
- Asked Acting Chief Greco if there have been any comments or discussion update on the attempted abduction a few weeks ago. Acting Chief Greco stated he didn't have any more information than was provided in the press release. He had officers in the neighborhood but they did not turn up any new leads. They interviewed the child again and his story was very consistent and they didn't have any more leads to follow up on.

Trustee Bonuchi

- Thanked the members of the Police Department for their support for the computer sales in the school district this week. She also thanked the Emergency Management Group for coming out and the effort that they gave for the large amount of people that showed up.

WORKSHOP MEETING

#1 DOWNTOWN PLAINFIELD HISTORIC DISTRICT

Discussion on the proposed Downtown Plainfield Historic District.

Planner Javoronok went over the report and the background of the application that was submitted March 9, 2009 for a Downtown Plainfield Historic District, a local historic district that would encompass much of Plainfield's traditional commercial corridor.

Trustee Lamb asked where the 36% comes from in the proposal. Planner Javoronok explained that 36.5% is 19 of the property owners of the total 52 parcels. The nomination cannot move forward if more than 50% of the property owners object to the designation. There are 36.5% of the property owners that do object to the designation. Trustee Lamb stated that the way it was handled in the residential district was to cut them out of the district that objected, but stated the Historic Preservation cannot do that because of them being contiguous. Planner Javoronok stated that in the residential area generally they carved out the property that was on the edge. In the downtown area it is a different situation. They were very scattered around the downtown. There were a few in some areas and there was an occasional one in the middle and it was very difficult to carve out some of the properties. Some are the stronger properties in the downtown and from a preservation perspective she would not want to exclude them from the district. Trustee Lamb asked if there are 12 noncontributing properties in this district, which 8 of them are vacant that have no historic value and how are they counted. Planner Javoronok explained that each parcel is counted as one. Trustee Lamb stated the vacant property owners have nothing to lose or gain from a historic district. Planner Javoronok stated that on the consent form all properties were based on the pin number. Chairman Lambert stated that it is important to get the vacant properties consent or non-consent because if there is an in fill project and it does become a designated district, review of new construction would fall under the HPC.

Trustee Racich wanted to know why the HPC had a deadline for the consent forms when they accepted votes after the deadline. Planner Javoronok stated the ordinance was originally written so there wasn't a deadline when the forms had to be returned, so with the first historic district it was very difficult to determine when they needed to be returned so HPC added in a date of 10 days after the neighborhood question and answer session. The consent forms were sent 2 weeks before the neighborhood question and answer session that was on April 9, 2009. Trustee Racich asked after the April 9, 2009 date, regarding the extra nine consenting votes, how did HPC solicit or did they come to you. He stated the votes counted after the deadline should have never been counted or there should have never been a deadline. Trustee Racich asked what the non-consenting people thought when the extra votes were counted. Planner Javoronok stated she did not solicit any of the votes but as the people called they stated they wanted to vote. The votes were then taken but it was noted that they were received after the deadline.

Trustee Lamb stated that it is up to the Village Board as to whether the votes are valid or not.

Trustee Fay asked the HPC what kind of positive or negative response they received in person or writing. Chairman Lambert stated there was one negative person who stopped him on the street and asked him a lot of question and was happy to hear the reply. The second person verbally asked questions and tried to stay neutral, but wanted to sign a form when he received answers to his questions. Trustee Fay asked what is the educational process to inform the people of the

Minutes

Joint HPC Meeting – July 27, 2009

Page 3 of 5

Historic Preservation Commission. Planner Javoronok stated the HPC had one meeting to talk about having a potential multiple resources in a historic district and that this was the main time for a questions and answer session that was held on April 9, 2009. Trustee Fay asked the HPC why they chose this particular area knowing there is a lot of parcels outside of this area that meet the criteria for historic preservation. Chairman Lambert stated he wrote the nomination to provide for a contiguous boundary, and he looked at the longest, identifiable, and geographical boundary for the downtown in conformance to the original ordinance.

Trustee Fay suggested an educational effort through our Channel 6, Village website, and including it with the Streetscape project or the riverfront project.

Trustee Bonuchi stated some of the concerns she has heard with the building owners is how it would affect them when they go to sell their property or change something and how it would affect the costs.

Trustee Peck complimented the Historic Preservation Commission on their hard work and the wonderful job they are doing. Trustee Peck asked if there were any grassroots efforts on behalf of the Board of the HPC to lobby and if it changed the no's to yes's and did any of the votes change because of the lobbying. Also, will this district be affected at all on what goes on in the inside of the structure or just the outside. Will this historic district prevent a full demolition of a building if someone wants to demolish their structure? He has reviewed other situations and would like to see a super majority vote from the people that would be affected.

Mayor Collins stated he was on the Board when the Historic Preservation Ordinance was passed and it was passed over rigorous times and much discussion, research, and soul searching was put into it and the Board reached a compromise with the 50%. Speaking for himself and the decision that he made years ago he would be in favor of keeping the ordinance the way it is for now.

Trustee Racich thanked the Historic Preservation Commission for all they have done and are doing for the Village. One major concern he has is that a homeowner will not lose control over their property.

Mayor Collins asked about the meeting of April 9, 2009 and what some of the people that were in attendance said either negative or positively and how many vacant building property owners were present during the meeting. Planner Javoronok stated there were a few property owners that spoke during a question and answer session. The people that asked questions were not supportive of the designation and there were 1 or 2 that were undecided. At a Public Hearing held on April 23, 2009, a number of other people spoke and they were not in favor of the designation. Of the vacant property owners, the majority is parking lots and three are village owned. The Village did not vote one way or another. There was one that was a consenting vote.

Trustee Bonuchi asked if the idea of the entire district is not put into play is this plan an option that could be put back on the table. Chairman Lambert stated that in a contiguous district it is easier to monitor and treat fairly. For the people who bought property in the downtown area, based on the Comprehensive Plan that states and supports historic preservation, they have the right to make sure that their investments are protected.

Minutes

Joint HPC Meeting – July 27, 2009

Page 4 of 5

Trustee Fay stated he thought the majority of the downtown businesses are committed to historic preservation because of the streetscape project and most of the buildings have undergone a major transformation to preserve their historic character. He feels there could be more information, dialogue, and questions answered for the people that objected and help to educate them as to what historic preservation is all about especially with the riverfront expansion coming.

Trustee Lamb stated he agreed with Mayor Collins that they had worked very hard on this plan and thinks it came out well and would like to leave it as it is. He feels that one meeting for the downtown is not enough even though it has been in the Comprehensive Plan for a long time, but to get it accepted will take more time and more education.

Trustee Bonuchi stated that at one of the Plan Commission meetings, when she was on the commission, they had several conversations with people that had purchased buildings and claimed they didn't realize that they bought an historic structure and asked if these people would experience special criteria and expectations that the HPC is going to want. Planner Javoronok stated the only building in the downtown that is designated as historic is the Andreasen Travel & Tours building and some of the changes the people would like to make may require a site plan review or if they want to add an additional level would have to go to the Plan Commission for a site plan review. Also, if the building owner wanted to apply for a façade grant, the façade grant guidelines address and promote preservation and restoration. The buildings on downtown Lockport Street are not designated as historic and the buildings that are designated as historic, it is noted at the recorder's office on their title that the building is designated as either a landmark or as part of the historic district in the Village.

Mayor Collins asked HPC where the Village Board and the HPC go from here.

Chairman Lambert stated that there is a recommendation from the HPC to the Village Board if the Board wants to remand it back to the HPC or act on it.

Trustee Lamb stated that two of the properties in the district are Village owned and asked if the Village can cast those votes.

Attorney Harvey stated that in terms of property that the Village owns, the only people that can determine the Village policy is the Board.

Trustee Bonuchi would like a breakdown of the properties as to who voted, who didn't, what are the properties we own, and who doesn't live in the Village.

Chairman Lambert stated that one of the questions the staff asked him is that there are certain people that own multiple parcels and they only turned in one consent form. Therefore, the HPC can't determine from them whether or not that means they consented for all their parcels or just one parcel when they turned in their consent form.

Mayor Collins asked for a poll from the Board.

Trustee Fay said yes to continue to work with the negative votes and through our local cable channel, press, and through our website, there could be some feedback.

Minutes

Joint HPC Meeting – July 27, 2009

Page 5 of 5

Trustee Peck agrees with Trustee Fay and whatever we could do as a Board to give the resources and get in touch with these individuals to help better advertise the facts of what the HPC is proposing.

Trustee Racich agrees with all of the previous remarks.

Trustee Lamb stated yes, he would continue to work on it.

Trustee Bonuchi also agreed.

Trustee Fay moved to adjourn to Executive Session as permitted under the Open Meetings Act under Section 2 (c) (2) for the purpose of discussion of collective bargaining, not to reconvene. Seconded by Trustee Bonuchi. Vote by roll call. Fay, yes; Lamb, yes; Peck, yes; Racich, Yes; Bonuchi, yes. 5 yes, 0 no. Motion carried.

The meeting adjourned at 8:05 p.m.

Carol A. Corbett, Deputy Village Clerk