

**Minutes of the Joint Meeting with the Plan Commission
and Committee of the Whole Workshop
held on Monday, June 8, 2009
At Village Hall**

Mayor Collins called the meeting to order at 7:00 p.m. Village Board present: Mayor Collins, Trustee Lamb, Trustee Peck, Trustee Racich, Trustee Vaupel, Trustee Bonuchi, and Trustee Fay. Plan Commission present: Chairman Sobkoviak, Commissioner O'Rourke, Commissioner Kiefer, Commissioner Sanders, Commissioner Kachel, Commissioner Renzi, Commissioner Seggebruch, Ex-officio Heinen, and Ex-officio Schrack. Speakers present: Mr. Paul Bryant, Mid America Real Estate Corporation; Mr. Tom Small, Pasquinelli Development Group; Ms. Bridget Lane, Business Districts Inc.; Duane Linden, Design Consultant; and Mr. Steve Lenet, Design Consultant. Staff present: Don Bennett, Interim Village Administrator; Jim Harvey, Attorney; Michelle Gibas, Village Clerk; Michael Garrigan, Planning Supervisor; Mike Schwarz, Planner; Jon Proulx, Planner; Joe Baber, Building Supervisor; Traci Pleckham, Management Services Director; and Kevin Greco, Acting Police Chief.

PRESIDENTIAL COMMENTS:

Mayor Collins presented some public comment cards to be used at future meetings. There were no objections from the Board.

TRUSTEE COMMENTS

Trustee Racich:

- Expressed some concern regarding the closing of Lockport Street for Cruise Nights. After some general discussion and a polling of the Board, it was the consensus not to close Lockport Street for Cruise Nights.
- Suggested establishing a Committee to address sump pump and water issues and offered to Chair the Committee.
- Expressed dismay that a replacement hospital for Silver Cross was approved in New Lenox and Plainfield still does not have a hospital. Trustee Racich encouraged everyone to writing to the legislators.

JOINT MEETING

#1 CURRENT STATE OF DEVELOPMENT WORKSHOP

Mr. Garrigan stated that staff has asked a number of developers, consultants, architects, land planners, and bankers to provide the Village Board and Plan Commission with an update of the current development conditions for commercial and residential development.

Mr. Paul Bryant, Mid America Real Estate Corporation, stated that Retailers are not expanding and several are going out of business. New retail is almost impossible to finance. Mr. Bryant felt that it would be a long time before development gets back on balance.

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Mr. Tom Small, Pasquinelli Development Group, stated that homebuilders as well as the industry leaders are going out of business and he has never experienced anything like this. Homeowners Associations can not afford the amenities. You have to provide the product that the market can afford. Mr. Small suggested making the lot sizes smaller and decreasing the landscaping requirements as well as amenities.

Ms. Bridget Lane, Business Districts Inc., reviewed the shape of the economy, what policies impact value and the shape of the economy, and which businesses are doing well. Ms. Lane pointed out that in order for businesses to survive they need to deliver value. There has been a loss of retail and the number of restaurants exceeds the demand.

Mr. Duane Linden, Land Planner, stated that everybody is hurting in this economy and feels that there will be even more foreclosures. Millions of dollars in vacant land will not be used and we need to find a solution. 35% of his clients have gone out of business or have filed bankruptcy. Mr. Linden felt that making things smaller does not mean less quality. You can still do great architecture.

Mr. Steve Lenet, Land Planner, stated that communities need to form partnerships with builders and with realtors, this does not mean a decrease in quality. There has been a push to get high-end value homes/products and there needs to be a reordering in order to survive. Greater net density can save money the cost of providing utilities and impact fees need to be re-evaluated. Mr. Lenet also pointed instead of buying, people are looking to rent. Mr. Lenet suggested working on a partnership with the builders.

Trustee Lamb stated that he appreciates everyone's input and thought partnerships would be a good idea if everyone would be able to share information. Mr. Tom Small stated that he would be more than willing to share information and working with municipalities.

Trustee Fay stated he felt that independent businesses were doing better than chains and asked what a community can do to go in a different direction other than chains. Ms. Bridget Lane stated that Plainfield's downtown core allows it to be unique and attract independent businesses. She also suggested working with property owners to get away from the sameness issue.

Commissioner Kachel questioned green technology and getting on the bandwagon for federal loans. Mr. Linden felt that green technology was very costly and expressed concern when the federal funding runs out.

Commissioner Sanders expressed concern with developments that are partially completed and wondered if partnerships could help complete these projects.

Commissioner Renzi did not feel that having the downtown would help bring people in. Commissioner Renzi also expressed concern with putting smaller lots next to larger lots especially in partially completed developments. Mr. Lenet stated that two 40' lots equals more families and more taxes than one 80'. Mr. Linden stated that you need a variable price range to sustain volume.

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Trustee Peck agreed that cutting the lot sizes would be a tough sell to people in existing subdivisions. He's heard that rooftops bring businesses, but fears putting the burden of taxes and schools on the citizens.

Mr. Tom Small stated that he was not suggesting going into existing developments and redeveloping. His suggestion was rethinking for new developments.

Trustee Racich stated that with change comes compromise and the Village can not desert all of its standards. We have to have standards. We need to work together.

Trustee Fay moved to adjourn the joint meeting with the Plan Commission. Trustee Racich. Vote by roll call. Lamb, yes; Peck, yes; Racich, yes; Vaupel, yes; Bonuchi, yes; Fay, yes. 6 yes, 0 no. Motion carried.

Chairman Sobkoviak adjourned the Plan Commission.

The meeting adjourned at 8:46 p.m.

Michelle Gibas, Village Clerk

COMMITTEE OF THE WHOLE WORKSHOP

Mayor Collins called the meeting to order at 9:00 p.m. Present: Mayor Collins, Trustee Lamb, Trustee Peck, Trustee Racich, Trustee Vaupel, Trustee Bonuchi, and Trustee Fay. Others present: Don Bennett, Interim Village Administrator; Jim Harvey, Attorney; Michelle Gibas, Village Clerk; Michael Garrigan, Planning Supervisor; Mike Schwarz, Planner; Jon Proulx, Planner; Joe Baber, Building Supervisor; Traci Pleckham, Management Services Director; and Kevin Greco, Acting Police Chief.

Trustee Fay moved to approve the minutes of the Committee of the Whole Workshop and Executive Sessions held on May, 11, 2009. Seconded by Trustee Lamb. Voice Vote. All in favor, 0 opposed. Motion carried.

PRESIDENTIAL COMMENTS

Mayor Collins stated that Trustee Racich, earlier in the meeting, expressed concern with the closing of Lockport Street for Cruise Nights and asked for Board input. After some general discussion, it was the consensus of the Board to open the street for the upcoming Cruise Night and reevaluate.

TRUSTEES COMMENTS

None

WORKSHOP MEETING

Trustee Lamb moved to amend the Agenda to remove item #2, Downtown Parking Lots. Trustee Racich. Vote by roll call. Lamb, yes; Peck, yes; Racich, yes; Vaupel, yes; Bonuchi, yes; Fay, yes. 6 yes, 0 no. Motion carried.

#1 TRANSIT-ORIENTED DEVELOPMENT PLAN PRESENTATION

Mr. Jon Proulx, Planner, stated staff and the consultant would like to present the draft plan for the development in and around two planned future transit station areas – the site near downtown located on Village-owned property north of Lockport Street and east of Van Dyke Road; and the second location near the US-30/I55 Interchange (south of Renwick Road and east of US-30). Staff is seeking from the Board in order to finalize the plan, which staff proposes to present to the Village Board for adoption by Resolution.

Mr. Proulx stated that the year-long project has been funded with a \$100,000 grant from the Regional Transportation Authority and has been guided by a Steering Committee including representation from the Plan Commission by former Plan Commissioner and current Trustee Margie Bonuchi. The Steering Committee also includes Trustee Vaupel, Public Works and Planning Department Staff, representatives from the RTA, Metra and Pace, and a consultant team led by Teska Associates.

Ms. Bridget Lane, BDI, reviewed the site plan and phasing for both sites. Trustee Bonuchi commended everyone for their work on this project. Trustee Lamb also commended everyone for their work and stated that unfortunately there is no market, but the document will stand for a long-

time. Ms. Lane suggested starting a catalyst of rental units. Trustee Fay stated that this project should be kept on the front burner as a necessary project for Plainfield and asked steering committee to be mindful of traffic flow especially at Village Center Drive. Trustee Vaupel also thanked everyone for their hard work

ANY OTHER BUSINESS

None

Mayor Collins read the reminders.

Trustee Fay moved to adjourn to Executive Session as permitted under the Open Meetings Act under Section 2 (c) (6) to discuss the sale or lease of public property, not to reconvene. Trustee Lamb. Vote by roll call. Lamb, yes; Peck, yes; Racich, yes; Vaupel, yes; Bonuchi, yes; Fay, yes. 5 yes, 0 no, 1 absent. Motion carried.

The meeting adjourned at 9:00 p.m.

Michelle Gibas, Village Clerk