

**Minutes of the Joint Meeting with the Plan Commission
and Committee of the Whole Workshop
held on Monday, June 22, 2009
At Village Hall**

Mayor Collins called the meeting to order at 7:59 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 Renzi, Commissioner Seggebruch, Ex-officio Heinen, and Ex-officio Schrack. Plan Commission absent: Commissioner Kachel. Speakers present: Ms. Cleo Stames, Suburban Bank & Trust; David Kennedy, PPKS Architects, Ltd; Mr. Mahender Vasandani, M.Square; Duane Linden, Design Consultant; and Mr. Steve Lenet, Design Consultant. Staff present: Don Bennett, Interim Village Administrator; Jim Harvey, Attorney; Michelle Gibas, Village Clerk; Derek Wold, Engineer; Allen Persons, Public Works Director; Michael Garrigan, Planning Supervisor; Joe Baber, Building Supervisor; Traci Pleckham, Management Services Director; and Ken Ruggles, Police Commander.

JOINT MEETING

#1 DEVELOPMENT WORKSHOP: WHERE DO WE GO FROM HERE?

Mr. Michael Garrigan stated that staff has invited several consultants to follow up on the last development workshop of the Village Board and Plan Commission that was held on June 8, 2009. The hope of staff is that this panel will provide the Village Board and the Plan Commission some insights into the future of the housing market and how the Village can prepare for the future.

Mr. David Kennedy, PPKS Architects, Ltd., stated that in order to get development back on track, product needs to match buyer profile. Buyers are looking for smaller homes. Mr. Kennedy suggested increasing density and having smaller lots as well as mixed densities. Mr. Kennedy also suggested ways to decrease costs of construction including prefabrication and modular homes.

Ms. Cleo Stames, Suburban Bank & Trust, reviewed the current banking conditions. Ms. Stames pointed out that it is more difficult to get a loan than it was previously. Buyers need to have good credit as well as a down payment. Ms. Stames stated that the Village should have a special emphasis on affordable housing.

Mr. Duane Linden, Design Consultant, stated that the Village should inventory its existing housing products and do an analysis of vacant land, lots, and buildings. The market has changed. Mr. Linden stated that in his opinion, mixed use is the answer because it allows the best flexibility. Architectural standards do not have to be compromised. The price of the products need to be reevaluated as well as impact fees.

Mr. Mahender Vasandani, M.Square/Urban Design, gave a presentation on sustainable urbanism/sustainable communities. Mr. Vasandani stated that the Village should look at the creation of compact, connected neighborhoods as well as accepting densities.

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Mr. Steve Lenet, Design Consultant, stated that doing nothing is also an alternative, if there are sufficient resources to do that. Mr. Lenet pointed out that there is now a greater degree of competition for whatever little development takes place. If you want the development, you need to reduce impact fees, consider reducing the right-of-way, and don't judge good development by lot size.

Trustee Fay stated that he would like to see an equal standard for open space for higher density. Trustee Fay suggested looking at design guidelines and standards for affordable, sustainable developments.

Trustee Lamb stated that in order to sustain density, you need to have opportunities for employment and he did not feel that Plainfield had the opportunities currently. Transportation is also a concern and if you cut fees, how do you provide the necessary transportation/infrastructure improvements?

Trustee Peck stated that before anybody thinks about looking at our Comprehensive Plan, on our staff or on our Board, we need to look at what the crime rates are in high density situations. Trustee Peck expressed concern with higher density needing more services for fire, police, library, and schools. Trustee Peck also expressed concern with traffic as well as other means of transportation.

Commissioner O'Rourke stated that the Village should not make rash decisions during a crises. He felt that the growth will return. Commissioner O'Rourke also expressed concern on what lowering prices for new comers would do to the value of existing homes.

Commissioner Sanders stated that the keyword is sustainable. It is a good opportunity to look at sustainable urbanism as well as design guidelines to see what is good for the current residents and future residents.

Chairman Sobkoviak state that the Village needs to get past density and that a big house next to a small house makes the small house bad or that you shouldn't have a house next to an apartment building. Look at Chicago, no one's property value went down because an apartment building was built next door. Chairman Sobkoviak stated that he does not want to throw out existing plans or sell out, but feels that the Village's goals may need to be reevaluated.

Commissioner Renzi stated expressed concern with modular construction and decreasing costs. Mr. Kennedy pointed out that modular construction does not diminish value, it decreases construction costs because of how it is built.

Mayor Collins thanked everyone for their presentation as well as the Plan Commission for their input.

Trustee Fay moved to adjourn. Seconded by Trustee Lamb. Voice Vote. All in favor, 0 opposed. Motion carried.

The meeting adjourned at 9:30 p.m.

Michelle Gibas, Village Clerk