

VILLAGE OF PLAINFIELD  
MEETING MINUTES  
SPECIAL MEETING – JUNE 22, 2009  
AT: VILLAGE HALL

BOARD PRESENT: M.COLLINS, G.PECK (7:02 p.m.), J.RACICH, L.VAUPEL, M. BONUCHI, P.FAY, AND B.LAMB. OTHERS PRESENT: D.BENNETT, INTERIM VILLAGE ADMINISTRATOR; J.HARVEY ATTORNEY; M.GIBAS, VILLAGE CLERK; D.WOLD, ENGINEER; A.PERSONS, PUBLIC WORKS DIRECTOR; M.GARRIGAN, PLANNING SUPERVISOR; J.BABER, BUILDING SUPERVISOR; T.PLECKHAM, MANAGEMENT SERVICES DIRECTOR; AND K.RUGGLES, POLICE COMMANDER.

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 to the flag. There were approximately 25 persons in the audience.

**PRESIDENTIAL COMMENTS**

Mayor Collins recognized Jim DePatie and Scott Andrews for going above and beyond the call of duty and helping in the arrest of someone burglarizing the old Police Facility.

**TRUSTEES COMMENTS**

Trustee Peck stated that he is in support of HB 1327, but he does not support the Capital Bill because of taxing.

Trustee Fay stated that on July 8 at 7:00 p.m., Conservation Plainfield will be hosting a Detention Pond Maintenance Workshop at the Plainfield Library. Trustee Fay also requested that the staff investigate the Spangler Farm Retention Pond. Administrator Bennett pointed out that staff is currently investigating that pond.

**BUSINESS MEETING**

**1) APPROVAL OF AGENDA**

Trustee Fay moved to approve the Agenda. Seconded by Trustee Lamb. Vote by roll call. Peck, yes; Racich, yes; Vaupel, yes; Bonuchi, yes; Fay, yes; Lamb, yes. 6 yes, 0 no. Motion carried.

**2) VAN DYKE PLACE**

Mr. Michael Garrigan stated that the developer of Van Dyke Place located at the northeast corner of Lockport Street and Van Dyke Road has requested Village assistance to allow them to proceed with the development of a 40,000 square foot commercial project. The draft agreement identifies that the Village will reimburse the developer up to \$500,000 for the costs of water, sanitary, and storm sewer utility improvements and obligates the applicant to proceed with the construction within three (3) months of executing the agreement. If the applicant does not proceed with construction within this construction season, the agreement would be null and void. The proposed reimbursement funds would be drawn from the Village's current water and sanitary funds.

Mr. Angelo Claranomas, representing the developer, stated that they already have several medical groups and a restaurant as end users and is continuing negotiations with another restaurant and a bank for the site. There will be a total of \$3,600,000 in sales tax when the development is built-out.

Trustee Lamb pointed out that there could be some considerable savings and thought the reimbursement could be well less than \$500,000. Trustee Lamb also wanted the staff to have access to what is not viable and what the profitability is.

Trustee Fay expressed concern with the developer selling the property once the second installment is made.

Trustee Racich expressed concern with setting a precedence and other developers requesting financial assistance.

Trustee Vaupel supported the agreement.

Trustee Vaupel moved to approve a proposed agreement between the Village and Van Dyke Road/ Plainfield LLC for a reimbursement of their water, sanitary and storm sewer infrastructure costs at the project located at the northeast corner of Lockport Street and Van Dyke Road. Seconded by Trustee Lamb. Vote by roll call. Peck, yes; Racich, no; Vaupel, yes; Bonuchi, yes; Fay, no; Lamb, yes. 4 yes, 2 no. Motion carried.

### **3) VILLAGE OF PLAINFIELD TRANSIT-ORIENTED DEVELOPMENT PLAN**

Trustee Fay moved to adopt Resolution No. 1596, a Resolution adopting the Village of Plainfield Transit-Oriented Development Plan. Seconded by Trustee Vaupel. Vote by roll call. Peck, yes; Racich, yes; Vaupel, yes; Bonuchi, yes; Fay, yes; Lamb, yes. 6 yes, 0 no. Motion carried.

### **4) LUIGI'S PIZZA AND PASTA**

Trustee Fay moved to adopt Ordinance No. 2876, increasing the Class "E" Liquor Licenses from four (4) to five (5) for Luigi's Pizza and Pasta located at 16200 S. Lincoln Highway, Suite 116. Seconded by Trustee Lamb. Vote by roll call. Peck, yes; Racich, yes; Vaupel, yes; Bonuchi, yes; Fay, yes; Lamb, yes. 6 yes, 0 no. Motion carried.

### **5) LIQUOR LICENSE CLASSIFICATION**

Trustee Fay moved to adopt Ordinance No. 2877, amending the Liquor Code as outlined in the staff report. Seconded by Trustee Lamb. Vote by roll call. Peck, yes; Racich, yes; Vaupel, yes; Bonuchi, yes; Fay, yes; Lamb, yes. 6 yes, 0 no. Motion carried.

**6) IEPA LOAN PROGRAM**

Trustee Fay moved to adopt Ordinance Number 2878, authorizing the Village to receive a grant and borrow funds from the IEPA Public Water Supply Loan Program for the purpose of replacing the Main Street Water Main. Seconded by Trustee Bonuchi. Vote by roll call. Peck, yes; Racich, yes; Vaupel, yes; Bonuchi, yes; Fay, yes; Lamb, yes. 6 yes, 0 no. Motion carried.

Trustee Fay moved to adopt Ordinance Number 2879, authorizing the Village to receive a grant and borrow funds from the IEPA Public Water Supply Loan Program for the purpose of replacing the Plainfield-Naperville Road Water Main. Seconded by Trustee Bonuchi. Vote by roll call. Peck, yes; Racich, yes; Vaupel, yes; Bonuchi, yes; Fay, yes; Lamb, yes. 6 yes, 0 no. Motion carried.

Trustee Fay moved to adopt Ordinance Number 2880, authorizing the Village to receive a grant and borrow funds from the IEPA Water Pollution Control Loan Program for the purpose of rehabilitating sanitary sewers primarily along Main Street, Commercial Street, and Division Street. Seconded by Trustee Bonuchi. Vote by roll call. Peck, yes; Racich, yes; Vaupel, yes; Bonuchi, yes; Fay, yes; Lamb, yes. 6 yes, 0 no. Motion carried.

**7) DRAUDEN AMENDED ANNEXATION AGREEMENT**

Trustee Fay moved to continue the Public Hearing regarding the amendment of the Drauden Commercial Site at the southwest corner of Route 126 and Drauden to July 6, 2009. Seconded by Trustee Bonuchi. Vote by roll call. Peck, yes; Racich, yes; Vaupel, yes; Bonuchi, yes; Fay, yes; Lamb, yes. 6 yes, 0 no. Motion carried.

Trustee Fay moved to adjourn the Special Meeting. Seconded by Trustee Racich. Voice Vote. All in favor, 0 opposed. Motion carried.

The meeting adjourned at 7:46 p.m.

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Michelle Gibas, Village Clerk