

**Minutes of the Committee of the Whole Workshop of the President and the Board of Trustees  
Held on October 10, 2011  
In the Boardroom**

Mayor Collins called the meeting to order at 7:00 p.m. Present were: Mayor Collins, Trustee Fay, Trustee Lamb, Trustee Peck, Trustee Racich, Trustee Rippy, and Trustee Bonuchi. Also present: Brian Murphy, Administrator; Michelle Gibas, Village Clerk; Allen Persons, Public Works Director; Michael Garrigan, Planning Supervisor; Traci Pleckham, Management Services Director; and John Konopek, Interim Chief of Police.

Trustee Fay moved to approve the Minutes of the Special Meeting and Committee of the Whole Workshop held on September 26, 2011. Seconded by Trustee Lamb. Voice Vote. All in favor, 0 opposed. Motion carried.

**PRESIDENTIAL COMMENTS**

Mayor Collins commented on the Homecoming Parade. He noted that the parade was very well attended and thanked the Street and Police Departments for their efforts.

**TRUSTEES COMMENTS**

Trustee Bonuchi:

- Commented on the Homecoming Parade and thanked everyone involved.
- Stated that the Village hosted another Chinese Delegation and they visited Plainfield South High School. The Delegation gave her a cell phone case.

Trustee Lamb apologized for not physically attending last week's meeting and stated his reason for voting no on the Trustee salary increase was because he feels that the Trustees should be paid a salary and not per meeting.

Trustee Peck stated that he voted no to the Trustee salary increase because of staff cut backs, no staff raises, and additional staff contributions to health care.

Trustee Racich:

- Stated that he voted yes for the Trustee salary increase because quality comes with minor reimbursement.
- Stated that this past weekend a motorcyclist was killed on Route 59 and cautioned drivers to slow down and don't be distracted while driving.

Trustee Fay offered condolences to the family of Richard Sebby.

**PUBLIC COMMENTS**

No Comments.

## **WORKSHOP MEETING**

### **#1 SPRINGBANK**

Mr. Garrigan stated that staff has worked with the applicant to address the Board's concerns regarding an amended annexation agreement. Mr. Garrigan reviewed the proposed changes including: Extending the agreement to August 5, 2029; timing of fees payable to the Village; Bonds in lieu of Letters of Credit; Roadway completion; and use of Village condemnation powers if necessary. Mr. Garrigan pointed out that the applicant has not proposed any changes to the land plan for Springbank.

Trustee Lamb questioned the time extension. Mr. Mays, Attorney for the Applicant, stated that they are requesting a 5 year extension of the agreement. Mr. Garrigan pointed out that it is consistent with State Statutes.

Trustee Lamb questioned having Units 1 & 2 paved this year. Mr. Mays stated that it is the applicant's intent to do it this year, however, the agreement states weather permitting.

Trustee Fay stated that he is not comfortable with Bonds in lieu of Letters of Credit. Trustee Fay inquired about the timing of the development. Mr. Mays pointed out that there is no schedule attached to the current agreement. Trustee Fay asked if the amendment to the annexation agreement is not approved, what happens? Mr. Garrigan stated that nothing will happen, the existing annexation agreement stays the same. Trustee Lamb pointed out that currently, the development is owned by the bank and the bank can not develop the property.

Trustee Peck asked if a schedule can be incorporated. Administrator Murphy stated that staff will look into it. Mr. Mays stated that putting in a schedule is a detriment because no one knows when the market will come back.

Trustee Racich expressed concern regarding condemnation and the extension of Van Dyke. He is adamantly against the extension of Van Dyke Road. Mr. Persons pointed out that the extension would need to be realigned through Park District Property and the Village can not condemn park district property. Mr. Mays stated that Advanti does not necessarily care about the road, the road is in the current agreement, and Advanti does not want to be in default because of the road.

Trustee Peck inquired as to what the difference is between pattern books and design guidelines. Mr. Garrigan pointed out that design guidelines are generally more stringent because they dictate material that has to be used.

Trustee Rippy questioned whether or not the product would be significantly different that what is there now. Mr. Mays stated that it would not be. They are required to follow the design guidelines. Trustee Rippy also questioned whether or not the developer would need to come back to the Board prior to extending Van Dyke Road. Administrator Murphy stated that since the design needs to change, the developer will need to come back to the Board.

Trustee Bonuchi expressed concern that the plan has changed significantly since the original proposal to amend the annexation agreement.

Trustee Peck inquired as to the status of Ocean Atlantic. Mr. Mays stated that they are still engaged but not part of the process. Their status is up in the air. Trustee Fay asked who would develop the property. Mr. Mays stated that as of right now, it is Ocean Atlantic.

There was some general concern regarding the cheapening of homes. Mr. Mays stated that it is not in Advanti's interest to build a shoddy product.

Mayor Collins pointed out that there are very few groups that can afford to purchase the subdivision and that Advanti is not proposing to change the design of the homes. Without a purchaser, the subdivision will not move forward as the banks can not develop.

Mayor Collins asked for a poll of the Board to see if the Board would like to bring this item for a vote at the next meeting.

Trustee Fay stated that he has some reservations and does not support Bonds. He also is concerned about the developer flipping the project. Trustee Lamb stated that he would like to see a vote next week. Trustee Peck stated that he is a no vote. Trustee Racich stated that he would like to see it on the next agenda for a vote. Trustee Rippy stated bring it for a formal vote. Trustee Bonuchi stated to bring it for a vote.

## **#2 TRIANGLE PREMIUM SHOPPES**

Mr. Garrigan stated that the applicant is seeking Board input on a proposed retail center that would be located on a vacant site on Route 59, just south of the existing Walgreen's. The applicant is proposing to have Oak Street vacated and incorporate the existing War Memorial into his existing site plan and is working with the American Legion to move the Memorial to Settlers' Park. Mr. Garrigan pointed out that this is a concept plan. The applicant will still need to work out a site plan.

Trustee Lamb stated that he likes Oak Street the way it is and is not anxious to vacate, but he sees no choice. He likes moving the War Memorial to Settlers' Park. He thinks the design is good for that location and will make Walgreens better.

Trustee Fay stated that he did not support vacating Oak Street.

Trustee Bonuchi stated that she would like the opinion of the Central Area Plan Committee since they are reviewing the area as a whole, rather than just one piece. Trustee Bonuchi also suggested a traffic study.

Trustee Peck also stated he would like the opinion of the Central Area Plan Committee.

Mayor Collins asked if the applicant would proceed without the closing of Oak Street.

Mr. Lee Fry, applicant, stated that without the vacation and without the end cap, he will walk away from the project. Mr. Fry stated that he would be happy to meet with the Central Area Plan Committee.

Mr. John Argoudelis addressed the Board regarding the war memorial and the vacation of the property. The property is owned by the Park District and would need to be vacated to the Village. Trustee Peck inquired as to where the funding would come from to move the war memorial. Brian Murphy clarified that there will be no funding from the Village of Plainfield.

It was the consensus of the Board to get an opinion from the Central Area Plan Committee.

### **#3 2012-2013 BUDGET**

John Konopek, Interim Police Chief, gave a presentation on the 2012-2013 Budget for the Police Department. Chief Konopek stated that reflecting the continuation of the current organization without any substantive changes there is a 2.8% increase in costs. Chief Konopek also discussed organizational objectives in improving the Police Department if allocated additional budget funding.

Administrator Murphy stated that the budget presentations will be presented in a series of meetings.

Mayor Collins thanked the staff for the presentation and read the reminders.

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

The meeting adjourned at 8:47 p.m.

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Michelle Gibas, Village Clerk