

**Minutes of the Committee of the Whole Workshop of the President and the Board of Trustees  
Held on Monday, February 8, 2010  
In Community Room A**

Mayor Collins called the meeting to order at 7:00 p.m. Present: Mayor Collins, Trustee Bonuchi, Trustee Fay, Trustee Kachel, Trustee Lamb, and Trustee Peck. Trustee Racich was absent. Others present: Brian Murphy, Village Administrator; Michelle Gibas, Village Clerk; Traci Pleckham, Management Services Director; Allen Persons, Public Works Director; Joe Baber, Building Supervisor; Michael Garrigan, Planning Supervisor; and Ken Ruggles, Police Commander. There were approximately 7 persons in the audience.

Mayor Collins called the meeting to order at 7:00 p.m. Roll call was taken, Trustee Racich was absent, all other Trustees were present.

**PRESIDENTIAL COMMENTS**

None

**TRUSTEES COMMENTS**

Trustee Fay expressed some concern regarding unleashed dogs and suggested educating the public on the safety of joggers and pets. Trustee Fay also encouraged pet owners to clean up after their pets.

Trustee Peck inquired about campaign signs.

**WORKSHOP MEETING**

**#1 UNIVERSAL MONTESSORI SCHOOL CONCEPT PLAN (PC CASE #1504-011210.CP)**

Mr. Michael Garrigan stated that the applicant is the contract purchaser of the property located at 14705 S. Eastern Avenue. The applicant intends to operate a Montessori daycare using the existing structure on the property. The applicant is seeking concept plan review in order to obtain an accelerated understanding of the level of support for the requested use prior to advancing further with property acquisition.

Ms. Bondugula, applicant, stated that the school will only have up to 12 students. There will be security for the children and a fence. The ages of the children will be 2 to 6.

Trustee Fay expressed some concern with the safety of the intersection. Eastern Avenue is already traffic congested and expressed concern with stacking of cars and traffic accidents.

Trustee Kachel stated that moving the driveway to the southwest corner of the lot will maximize spacing from Route 126 and help with visibility. He did not have any objections to the proposed use.

Trustee Lamb stated that although traffic is an issue, the proposed use will only generate a minimal number of cars. He felt that because of the young ages of the children, they would be confined to the property. He did not have any objections to the proposed use.

Trustee Bonuchi expressed concern with the location of the school, and would like to see more information.

Trustee Peck stated that he would support the use.

Mr. Garrigan stated that staff will continue to work with the applicant as well as the Traffic Committee to help minimize any vehicle conflicts.

## **#2 ENTERPRISE FUNDS (WATER & SEWER) & UTILITY EXPANSION**

Mr. Allen Persons, Public Works Director, stated that the City of Chicago has raised the water rates in 2008, 2009, and 2010. The Village was able to absorb the City of Chicago's water rate adjustment in 2008. In 2009, the Board approved a 6.5% increase. The sewer rate has not been increased in over seven years.

Mr. Persons reviewed some changes within the Water and Sewer proposed budget. Mr. Persons pointed out that even with the 12% reduction in the water and sewer operating budget, it is anticipated that expenses will exceed revenues by approximately \$532,000. Mr. Persons then reviewed some options for the Board to consider. Mr. Persons also expressed concern over the wording of the current ordinance regarding the minimum charge for the first 200 cubic feet of water.

Mr. Murphy suggested changing the language of the ordinance, but still incorporating a freeze for seniors and people on fixed incomes. Mr. Murphy also suggested incorporating a fixed amount to cover capital costs.

Trustee Kachel suggested looking into bulk sales similar to what Nicor has. He also suggested charging more for people that use more water.

Trustee Fay suggested looking into credits for commercial users that return gray water that the Village does not need to process.

Trustee Peck suggested putting a referendum on the ballot asking the residents how they would like the increase to be implemented.

Trustee Lamb suggested passing along the City of Chicago's rate increase and a fixed rate for capital. He suggested keeping it as simple as possible.

Mr. Murphy stated that staff will look at changing the ordinance and will bring the information back to the Board.

**#3 BUSINESS PLAN**

Mr. Murphy and Mr. Garrigan reviewed a draft of the Strategic Planning Business Plan. Mr. Garrigan gave a presentation highlighting impact fees, engineering review, economic development and retention. Mr. Garrigan pointed out that staff believes that it is imperative to establish a new sustainable impact fee structure that will support the required municipal services and capital investment that the Village residents require.

As part of the business plan, staff is proposing that all impacts be waived on all new residential permits and new commercial development. The proposed fee structure includes Sanitary Tap-on, Water Tap-on, and the building permit fee. Staff will also work with the School and Park Districts on a new fee structure that will reflect the current mark value of land in the Plainfield area. Staff is currently in the process of obtaining a new appraisal and market value for an improved acre of land in the area.

Mr. Murphy suggested having an Economic Development Advisory Commission. The commission would advise on the implementation of the Plainfield Business Plan, recommend updates or amendments to the Plan, and provide input to the Board on the needs of local businesses and the available economic development opportunities/resources.

There were no objections raised by the Board regarding the business plan. Mr. Murphy stated that he will continue working on the Business Plan and bring it to the Board at a future Board Meeting for formal adoption.

On a motion from Trustee Fay and seconded by Trustee Kachel, the meeting adjourned at 9:22 p.m.

---

Michelle Gibas, Village Clerk