

**Minutes of the Committee of the Whole Workshop of the President and the Board of Trustees
Held on Monday, September 28, 2009
In the Boardroom**

Mayor Collins called the meeting to order at 7:00 p.m. Board present: Mayor Collins, Trustee Peck, Trustee Racich, Trustee Bonuchi, Trustee Fay, Trustee Kachel, and Trustee Lamb. Also present: Brian Murphy, Village Administrator; Jim Harvey, Attorney; Michelle Gibas, Village Clerk; Joe Baber, Building Supervisor; Allen Persons, Public Works Director; Michael Garrigan, Planning Supervisor; Traci Pleckham, Management Services Director; Don Bennett, Chief of Police; and Mike Schwarz, Planner. There were approximately 7 persons in the audience.

Trustee Fay moved to approve the Minutes of the Committee of the Whole Workshop held on Monday, September 14, 2009. Seconded by Trustee Peck. Voice Vote. All in favor, 0 opposed. Motion carried.

PRESIDENTIAL COMMENTS

Mayor Collins commented on the 5K run and was impressed on how well it was run.

Mr. Carl Buck and Ms. Brandy Fanter thanked the Board for their support of the 5K Run. They received a record number of runners and had approximately 3,000 people in attendance.

TRUSTEES COMMENTS

Trustee Fay:

- Requested a moment of silence in honor of Shirley Stofko. Shirley is the wife of Mark Stofko, a long time village employee. She passed away on Saturday after a four-year long battle with cancer. Our deepest sympathy goes out to the Stofko family.
- Stated that he would like to have strategic planning sessions on the budget.

Trustee Lamb:

- Commented on how well the 5K run was run.
- Stated that he recently attended the IML Conference and they gave an update on the budget condition of the State of Illinois. The State has an \$11 Billion deficit and is late with municipal payments. There was also a discussion on foreclosures. Romeoville has a website to try to help prior to foreclosure and the Mayor of Barrington has a lot of experience with foreclosures and may be an excellent resource.

Trustee Kachel stated that the Historical Society had its grand opening and encouraged everyone to visit the Historical Society.

Trustee Peck thanked Chief Bennett for helping the Plainfield Humane Society in getting them into the parade.

WORKSHOP MEETING

#1 WITTE COMMERCIAL PROPERTY (CASE #1447-072809.CP)

Mr. Mike Schwarz, Planner, stated that the applicant is requesting a Concept Plan review for a proposed new 2,100 square-foot commercial building on a 12,654 square-foot parcel located on the west side of Illinois Route 59, approximately ¼ mile north of 127th Street. The intended use for the building is for small engine repair. The subject parcel is currently zoned R-1. The applicant is seeking to rezone the parcel to B-3.

Mr. Schwarz pointed out several issues for the Board's consideration including inconsistency with the Future Land Use Map in the Comprehensive Plan; proposed pavement encroachments into the required minimum 20' front yard; proposed parking lot and trash enclosure encroachment into the required minimum 15' transitional buffer yard along north and west property lines; and proposed entry sidewalk along full length of north façade.

Mr. Bob Shemansky, RMD & Associates, reviewed the site plan with the Board.

Trustee Fay expressed concern regarding the use of the building.

Trustee Kachel asked if there would be outside storage. Mr. Schwarz stated that storage will be on the inside of the building.

Trustee Bonuchi stated that putting the doors on the side would be a better option. She also expressed concern with the Village's Water Pressure Adjusting Station in close proximity, and expressed concern with the right in/right out access.

Trustee Lamb stated that he did not feel that a small engine repair business should be a problem, but would like to hear the neighbors' comments. He thought the requested variances may make sense and also felt that the Village should encourage businesses. He also suggested getting cash-in-lieu of the walkway.

Trustee Peck stated that he would like to see development, but would also like to hear what the neighbors have to say.

Mr. Jeff Witte, applicant, was present in the audience and stated that the sound of the small engines should not be a problem with the neighbors. There is a buffer in the back and at best someone may hear what would sound like a lawnmower. Mr. Witte pointed out that all repairs will be done inside the building and there will not be any outside storage. There may be an occasion where there is drop off that occurs after hours.

Trustee Racich clarified that the comments from the Trustees are not an approval. The applicant will still need to work with the Administration to proceed with the formal approval process.

#2 DOWNTOWN TOBACCO SHOPPE

Mr. Mike Schwarz, Planner, stated that the applicant is requesting a Concept Plan Review for a proposed new 3,200 square foot commercial building on approximately 10,000 square-foot lot located on the west side of Illinois Street, south of Lockport Street, commonly known as 15028 S. Illinois Street. The intended use of the building is a cigar boutique and smoking lounge. The applicant is also seeking to demolish the current building and to rezone the property to B-5.

Mr. Schwarz pointed out several issues including inconsistency with the Future Land Use Map in the Comprehensive Plan; Proposed B-5 District Zoning; Parking Demand; and Downtown Central Area Plan Currently in progress.

Mr. Joe Griffin, applicant, reviewed the type of building that he would like to build on the site. Mr. Griffin pointed out that his plans changed to this site from one that was on Lockport Street.

Trustee Lamb stated that he would not support a piece-meal approach of the rezoning and suggested waiting until after the staff completes the Downtown Central Area Plan. Trustee Bonuchi stated that she supported the business itself, but was concerned with the new location. Trustee Kachel stated that he is not in favor of this location and would also like to see the results of the study before rezoning. Trustee Racich stated that he too was not in favor of that location. Trustee Peck stated that he did not have a concern with the business concept, but did not like location.

ANY OTHER BUSINESS

None

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

The meeting adjourned at 8:03 p.m.

Michelle Gibas, Village Clerk