



**VILLAGE OF PLAINFIELD
PLAN COMMISSION MEETING
RECORD OF MINUTES**

DATE: DECEMBER 16, 2008

LOCATION: Village Hall

Chairman Sobkoviak called the meeting of the Plan Commission to order at 7:08 p.m..

ROLL CALL:

Present: Commissioners Kachel, Renzi, O'Rourke, Bonuchi, Sanders, Peck; and Chairman Sobkoviak

Absent: Plainfield Fire Protection District; Plainfield School District; Library District; Park District; and Plainfield Police Department

Also Present: Michael Garrigan – Village Planner Village of Plainfield, Sara Javoronok – Planner I Village of Plainfield, Carol Millan – Secretary Village of Plainfield, and Neal Eickholtz – Baxter and Woodman

APPROVAL OF MINUTES:

The minutes from the December 2, 2008 meeting were accepted as presented.

DEVELOPMENT REPORT:

Village Planner Garrigan presented the Development Report. He reported the outcome of the last Village Board meeting on Monday, December 15, 2008.

OLD BUSINESS:

None

NEW BUSINESS:

CASE: 1437-112008.SU

IL AMVETS SERVICE FOUNDATION

Request: Special Use

Location: 12690 S. Rt. 59

NE Section of Wal Mart Lot

Applicant: Len Baumgartner

Commissioner Renzi questioned whether it was before the Commission for re-approval. Planner Javoronok stated the applicant turns in reports annually. At this time though, they would like to move the location of the trailer.

At 7:14 p.m. Commissioner Renzi made a motion that the Plan Commission continue Case: 1437-112008.SU IL Amvets Service Foundation to the January 6, 2009 Plan Commission meeting.

Commissioner Bonuchi seconded the motion.

Chairman Sobkoviak called for a vote by roll call.

Aye: Renzi, O'Rourke, Bonuchi, Sanders, Peck, Kachel, Chairman Sobkoviak

Nay: 0

The motion is carried 7:0

CASE: 1438-112108.CP
Request: Concept Plan
Location: 26359 W. 135th Street
Applicant: Amber Thompson

CORNERSTONE EARLY LEARNING CENTR.

TIME: 7:15 p.m.

Planner Javoronok summarized the staff report. This is located on the south side of 135th Street, east of the Playa Vista Subdivision. Currently the property is unincorporated, but is completely surrounded by the Village. There is an existing single-family residence on the property, along with a shed and pole barn. The applicant has submitted a concept plan, but an annexation, preliminary/final plat, site plan review, and special use review will still be required for this property. A special use permit is required for child care facilities that are located in the R Zoning District. Staff submits this is an appropriate use for this area.

The applicant is proposing to:

1. Use the existing single-family residence, which will have 4 classrooms, an office, rest rooms, and a kitchen, but not use the basement,
2. Use the existing pole barn and shed on the property,
3. Not make any façade changes to the existing structure,
4. Use a wood fence enclosure for the existing propane tank and dumpster,
5. Extend and pave the existing gravel drive to create a parking lot, which complies with Village Ordinance and the Illinois Accessibility Code,
6. Provide Pedestrian access to the front and rear through proposed access walks,
7. Not use any detention since the site is under the 25,000 sq. ft. threshold for stormwater detention.

Staff recommends:

1. Paving access to the shed and pole barn if they are to be used as part of the facility,
2. Removal of the existing gravel parking area south of the proposed paved parking lot,
3. Providing a trash enclosure,
4. Incorporating language into annexation agreement regarding connecting to Village utilities,
5. Supplementing existing landscaping to meet requirements of Village's Zoning Ordinance
6. Submitting a photometric plan showing lighting for the parking lot and to the existing building.

Staff supports a favorable recommendation. Planner Javoronok concluded her staff report.

Chairman Sobkoviak swore in the petitioner. Mike Martin, attorney, spoke for the petitioners. He introduced Amber Thompson and Jodie Fitzgerald. Mike Martin went on to say they are not affiliated with the Cornerstone Services, which is a developmentally disabled outfit out of Joliet. He further stated the petitioners have been in business for 2-1/2 years running daycare services out of their home in Plainfield. Amber and Jodie own the home on 135th Street. It was purchased in July. They started doing a lot of improvements to the home with the thought that they would move their business into the residence. At the present time, they have approximately 12 children that they run daycare for on a regular basis. They would like to have up to 38 children, maybe even 40, at this location with the approval of the Village and DCFS. It is a full time business. They plan to expand, not only with the number of children, but they intend to have another full-time employee. They would probably also bring a part-time employee to the business. Petitioner Martin stated annexation, connection to water and sewer, which are things that would eventually happen, are all very expensive things to incur. They would like the input from the Plan Commission and the Village Board. If that looks favorable, then they would file for the actual annexation and come through the formal process. A site plan has been submitted. The farmer across the street, which the petitioner has approached, has no objection. Petitioner Martin stated the use of this property is appropriate given the fact that most daycare is in a residential setting. There is a need for a daycare in that area.

Commissioner Sanders asked about Playa Vista. Petitioner Martin stated that eventually there will be homes that will be adjacent to this property. He stated they would like to eventually make the pole barn into some type of recreational use for the children. It would make a great gym setting. Commissioner Sanders asked if there would be a fence along there. Chairman Sobkoviak reminded the Commission that daycare centers are probably the most federally regulated businesses in the State of Illinois, next to Hospitals. The requirements of the State of Illinois will supercede anything that the Village could ask for. He believed the State will specify the height and density of the fence that must surround the play area of the daycare center. Amber Thompson spoke and stated the fence does accommodate what DCFS requires, which is a 48" fence. She

further stated they will be licensed for 38 children based on the square footage of each classroom. The State allows one child per 35 sq. ft. of space.

Commissioner Peck asked about the neighbors. Amber Thompson stated the neighbors pretty much stated that they have no complaints. Commissioner O'Rourke asked about the other neighbor, Playa Vista. Amber Thompson stated they have not talked with Playa Vista. Petitioner Martin reminded the Commission there is no one there at this time. Chairman Sobkoviak stated there will probably be 3 or 4 houses that will back up to this property. Petitioner Martin stated he did not think that area was even platted yet, so he didn't know the number of homes.

Commissioner O'Rourke asked the petitioners if they were currently operating the business out of their home. Amber Thompson stated that was correct.

Commissioner O'Rourke felt this was basically a business. He further stated the Comprehensive Plan did not identify this property as any type of commercial use. Village Planner Garrigan stated staff did not see a problem with this. Daycare is basically conducive to the residential character. It is already permitted in other areas. He further stated staff believes with a special use permit daycare, churches, schools are all appropriate uses for the R Zoning District. Petitioner Martin explained annexing it and zoning it in R-1 with a special use is the least extensive zoning that you can have for the daycare. It is not going to be zoned a business use as that would be forever. If it stops as a special use as a daycare, it is still a R-1 use. A discussion followed between Commissioner O'Rourke and Petitioner Martin in this regard.

Commissioner Renzi felt this is the least intrusive use for this property and did not have any problem with the concept. He supported staff that there is a need for the service in the area. He also stated the lighting, landscaping, etc. should be muted so that early in the morning adjacent properties do not get headlights coming into their house while parents are dropping off their children.

Commissioner Kachel had no problem with the concept. He felt it fits the area.

Commissioner Peck had no problem with the concept. He had confidence that staff would make sure this would not be obtrusive to adjacent property owners.

Chairman Sobkoviak stated daycare is a necessary part of life. The best location for daycare is near children.

Commissioner Kachel further stated when daycare is near residential it is more of a friendly atmosphere for the children.

Chairman Sobkoviak stated there was no one in the audience to object.

Commissioner O'Rourke wanted to go on record to say he was not against the use, but did not agree with the location within a residential district. Commissioner O'Rourke asked at what point it comes to the Commission for the special use. Planner Javoronok stated daycare operated as a home occupation is a permitted use. When a daycare is not operated in a home, then it becomes a special use. Petitioner Martin stated he believed the number of allowable children in a home-operated daycare setting would be 4. Commissioner O'Rourke had a concern that a vacant house could be converted in a subdivision to a daycare center. Village Planner Garrigan explained there would be the findings of fact for a special use. He stated the analysis would be quite different regarding this location versus having a 9,000 sq. ft. lot in the middle of an existing subdivision where there would have to be parking, etc. Staff might have a number of concerns or objections if it were on a 9,000 or 10,000 sq. ft. lot. There was a discussion between Commissioner O'Rourke and Village Planner Garrigan in this regard.

Commissioner O'Rourke asked if the Village should ask for additional R.O.W. for 135th and some striping for a left-turn lane. Village Planner Garrigan stated staff can look at the additional R.O.W. requirements.

Commissioner Renzi felt the R.O.W. issues were a valid point.

Chairman Sobkoviak asked the Commissioners if there were any comments regarding the suitability of the buffering on the west side of the property. There was no response. He then asked if there were any comments regarding the parking lot, the layout, etc.

Commissioner Renzi mentioned since there is, in most likelihood, going to be houses on the east and west side he wanted to make sure that whatever landscaping there is cuts down on the headlights of cars during the early drop-off times. He also wanted to make sure there was a photometric plan to determine the lighting for the parking lot.

Chairman Sobkoviak asked the petitioner what the normal hours of operation would be. Amber Thompson stated they would be 7:00 a.m. to 5:30 p.m. for the first two years and then they talked about going to 8:00 a.m. to 4:00 p.m..

Chairman Sobkoviak asked the Commissioners if everyone was content with the basic layout of the parking lot and the landscaping. Commissioner Sanders felt it was a sound concept. Chairman Sobkoviak stated as this goes forward staff will probably have more detailed comments regarding the landscaping. He further stated it appears there is a consensus from the Plan Commission that this is acceptable.

Chairman Sobkoviak mentioned he noticed a large gas cylinder and asked if the petitioner was expecting to hook up to utilities. Petitioner Martin stated they are going to propose to phase in the utilities so it can be afforded. He further stated he did not think there would be a problem with additional R.O.W. on 135th, but he felt the lane improvements would make it cost prohibitive. Commissioner O'Rourke stated he had just asked about re-striping for a left turn lane. Petitioner Martin stated he did not know if there was enough room in the roadway to do that, but said they could look at that.

At 7:55 p.m. Commissioner Peck made a motion that the Plan Commission recommend approval of the concept plan for the proposed Cornerstone Early Learning Center located at 26359 W. 135th Street.

Commissioner Kachel seconded the motion.

Chairman Sobkoviak called for a vote by roll call.

Aye: Bonuchi, Sanders, Peck, Kachel, Renzi, Chairman Sobkoviak
Nay: O'Rourke

The motion is carried 6:1

CASE: 1436-111908.TA TEXT AMENDMENT SUBDIVISION CODE FLOODPLAIN
Request: Text Amendment (*Public Hearing*)
Location: Village-wide
Applicant: Village of Plainfield

TIME: 7:55 p.m.

Village Planner Garrigan summarized the staff report. He stated this is a public hearing and all notices have been posted and published per Village Ordinance and State Statute. It is to amend Section 7-181 of the Village's Subdivision Code. In accordance with Federal Regulation, new FEMA maps have been published for Kendall County with regard to floodplain. Those maps have been identified to be adopted prior to February, 2009. In accordance with the Federal regulation, staff is bringing a modification before the Commission for your review. Special Flood Hazard Areas have been added as far as East Aux Sable Creek, Mink Creek, and Wolf Creek. Village Planner Garrigan concluded his report.

Chairman Sobkoviak asked Village Engineer Eickholtz for his comments. Village Engineer Eickholtz stated FEMA, from time to time, updates their flood plain maps to be in conformance with the National Flood Insurance Program. Chairman Sobkoviak stated this is just a housekeeping matter then. Village Engineer Eickholtz stated that was correct.

Commissioner O'Rourke asked if the Village Engineer had had a chance to review the maps. He wondered if parcels had been added or removed. Village Engineer Eickholtz stated all that is being done is the dates are being updated for the FEMA maps for Kendall County. Commissioner O'Rourke wondered if the flood plains were bigger or smaller. Village Engineer Eickholtz was not certain of that.

Village Planner Garrigan stated the maps are much nicer now. They are aerial maps.

Chairman Sobkoviak mentioned that if there was anyone in the audience he would ask for comments, but no one was present.

At 7:56 p.m. Commissioner O'Rourke made a motion that the Plan Commission recommend approval of the Text Amendment to Section 7-181 of the Village's Subdivision Code.

Commissioner Bonuchi seconded the motion.

Chairman Sobkoviak called for a vote by roll call.

Aye: Bonuchi, Sanders, Peck, Kachel, Renzi, O'Rourke, Chairman Sobkoviak
Nay: 0

The motion is carried 7:0

DISCUSSION:

Chairman Sobkoviak wished everyone Happy Holidays and a New Year filled with good health and prosperity.

Since there was no further business before the Commission, Chairman Sobkoviak adjourned the meeting at 7:59 p.m.

Respectfully Submitted

Carol Millan
Planning Secretary Village of Plainfield