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DATE: June 15, 2010

Chairman Sobkoviak called the meeting of the Plan Commission to order at 7:00 p.m. and led the pledge to the flag.

ROLL CALL:

Present: Commissioners O'Rourke, Renzi, Sanders, Kiefer, Heinen and
Chairman Sobkoviak; Fire District

Absent: School, Park and Library Districts

Also Present: Michael Garrigan, Planner; Merrilee Trotz, Secretary

Approval of Minutes:

The April 20, 2010 minutes were accepted as presented.

ANNUAL REPORT

Chairman Sobkoviak reviewed the report. Commissioner Sanders made a motion to forward the annual report to the Village Board. Seconded by Commissioner Kiefer.

Vote by roll call:

Ayes: O'Rourke, Renzi, Sanders, Heinen, Kiefer, and Chairman Sobkoviak

Nay: none

Motion carried 6-0

DEVELOPMENT REPORT

Michael Garrigan stated that Plainfield West project was presented to the Village Board with regard to the amended annexation agreement and proposed major change to the special use to the Planned Development. The Board recommended approval and directed the Village Attorney to draft the ordinance by a vote of 5-0. He stated this matter will come back for consideration this coming Monday night.

Commissioner Sanders asked if there were any changes to the home owners association.

Planner Garrigan stated the applicant modified their request not to incorporate this development into the Grande Park Homeowners Association; they reduced the density from 310 to 306; they added additional pocket parks; and they worked extensively with Baxter and Woodman to address the stormwater. He further stated the applicant will return to the Plan Commission for final plat at a later date.

NEW BUSINESS:

Case No. 1512-052110.SU CROSSWINDS CHURCH

Planner Garrigan summarized the staff report. The applicant is requesting a special use permit in order to operate a religious assembly in the old Police Station located at 14360 S. Route 59. The Village has entered into a contract which was approved by the Village Board which requires a special use permit. There are two (2) required findings of fact:

- a) The Special Use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, no substantially diminish property values within the neighborhood; and
- b) The establishment of the special use will not impede the normal and orderly development and improvements of the adjacent properties for uses permitted in the subject zoning district.

Planner Garrigan stated the proposed use as a religious assembly will have no negative impact on the surrounding properties based on the existing uses. To the north is a vacant parcel and to the south is an office building; to the east is a vacant industrial building and to the west is existing floodplain.

Planner Garrigan stated staff does not anticipate any negative impact on the surrounding uses and will not have any impact on the normal and orderly development of the corridor.

The applicant proposes 60 to 70 members to attend services on Sunday mornings from 10:30 to 12:00 noon. There will be classrooms for 40 students. The parking requirement is 1 parking space for every 4 members which would require a total of 18 parking spaces. There would be 3 parking spaces per classroom. There is a minimum of 45 parking spaces within the old Police Station along the eastern and western perimeter of the site. There was additional concrete added to the west side of the parcel and there was an impound facility there.

There will be no additions to this building and no other modifications therefore the existing stormwater management site will be maintained. Staff is seeking a favorable recommendation from the Plan Commission with the 2 stipulations.

Chairman Sobkoviak asked if the antennas located on this parcel were leased and if this property was sold would the antennas be included in any sale.

Planner Garrigan said there is a lease and if the property was sold the antennas would become an exception to any sale. The police are currently working with Wescom to add additional height to the tower. You will hear this variance request at the next meeting. The applicant has agreed even if they purchase the property the antennas would be an exception.

Chairman Sobkoviak sworn in John Stillman. Mr. Stillman indicated there will be a few classrooms not just one for 40 students.

Commissioner Kiefer asked if the classrooms were going to be used every day.

Mr. Stillman said the classrooms were for Sunday morning Sunday school only.

Commissioner O'Rourke asked where the church was currently meeting.

Mr. Stillman replied at 143rd and Rt. 30 in the strip mall.

Commissioner Renzi asked about the codes regarding the classrooms and the compliance with the requirements of the Village Engineer. He asked since you are doing the build out then you would be responsible for the compliance with the Fire District and not the Village.

Mr. Stillman said that is their obligation and they are working with the Fire Department.

Planner Garrigan replied the applicant is working with the Building Department and Fire Department to conform to the various codes for building and fire safety.

Commissioner Heinen asked about the south lot line and the driveway.

Planner Garrigan stated the Village worked out an easement agreement with the Martin Development to the south.

Commissioner O'Rourke asked if it was in the floodplain. He asked if the applicant knew of the flooding that occurred previously.

Planner Garrigan said the building was not but most of the property is in the floodplain.

Commissioner O'Rourke made a motion that the Plan Commission recommends approval of the Special Use for a religious assembly with the following stipulations:

- 1. Compliance with the requirements of the Village Engineer.**
- 2. Compliance with the requirements of the Plainfield Fire Protection District.**

Seconded by Commissioner Heinen.

Vote by roll call:

Ayes: Renzi, Sanders, Kiefer, Heinen, O'Rourke and Chairman Sobkoviak

Nay: none

Motion carried by a vote of 6-0.

Adjourned at 7:30 p.m.

Respectfully submitted by

Merrilee Trotz
Recording Secretary