



Michael P. Collins  
VILLAGE  
PRESIDENT

Michelle Gibas  
VILLAGE CLERK

VILLAGE OF PLAINFIELD  
PLAN COMMISSION  
RECORD OF MINUTES

**TRUSTEES**

Margie Bonuchi  
Paul Fay  
Larry Kachel  
Bill Lamb  
Garrett M. Peck  
James Racich

DATE: September 7, 2010

Chairman Sobkoviak called the meeting of the Plan Commission to order at 7:10 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, Village Planner, Jonathan Proulx, Planner; Merrilee Trotz, Secretary

**Approval of Minutes:**

Commissioner Renzi indicated a clarification to the minutes from August 17, 2010 on page 3 second paragraph second sentence should begin with "Mr. Eriksson stated ... brought back to staff." The minutes were accepted as amended.

**DEVELOPMENT REPORT**

Mr. Garrigan indicated there was no development report as the Village Board had not had a meeting due to the Labor Day holiday since the last meeting of the Plan Commission..

**OLD BUSINESS:**

**Case No. 1494-102309.SU FORCE WRESTLING**

Mr. Proulx indicated this case was to be continued to the first meeting in October to work through some issues that should be addressed prior to bringing this application to the Plan Commission.

**Commissioner Sanders made a motion that the Plan Commission continue the subject case to the first meeting in October. Seconded by Commissioner Heinen.**

**Vote by Roll Call: Commissioner Kiefer, yes; Commissioner Heinen, yes; Commissioner O'Rourke, yes; Commissioner Renzi, yes; Commissioner Sanders; Chairman Sobkoviak, yes. Motion carried by a vote of 6-0.**

**Case No. 1518-070810.SU/SPR      BARTEL'S AUTO CLINIC**

Mr. Garrigan stated this case requires a public hearing; the public notices have been posted and published in accordance with state statute and local ordinance and was carried forward from the previous meeting as the applicant was unable to attend. The applicant is requesting a special use for this proposed project located on approximately 1.0 acre site at the northern most portion of Prairie Creek Development south of Meijer development and north of Chicago Bridge and Iron. The current zoning for this property is B-3 Planned Development. The adjacent property uses are B-3 to the north, I-1 to the south and R-1 to the west and east. The subject site proposes one

full access point located on a north-south drive-aisle that will be constructed by the developer of Prairie Creek development. The proposed access point will have two way circulation around the whole site. If this project is approved the petitioner would intend to return and request to subdivide this specific lot.

For the special use request the applicant must demonstrate they have complied with the two 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.

Staff feels the auto repair and service use is appropriate and consistent with the zoning; it is compatible with the other auto uses in the area; and this usage would not lead to any negative impact on surrounding properties.

The applicant proposed to develop a 5,100 square foot auto clinic with eight service bays, four on each side. The building would be oriented with the primary entrance facing Route 59 while the bay doors would face north and south.

The site plan currently proposes one access point from the shared drive. The Fire Protection District would request a second access which could be accomplished by extending the drive aisle that crosses in front of the Meijer store to the south which would require removal of a minimum of four parking spaces. Twenty-four (24) parking spaces would be required and forty (40) spaces are proposed.

The proposed structure is a mid-century retro style that will be constructed with pre-cast concrete panels. The western elevation facing Route 59 will incorporate a series of windows and the front entrance. This would also include an aluminum canopy and a pre-cast monument tower which would include the signage for the building. Staff is comfortable with the height of the tower. Staff would request that the bay doors be adjusted to reflect the motif of the design and would be seeking an aluminum canopy above the bay-doors to provide some additional interest.

The west elevation has a maroon background that Staff proposes could be replaced or eliminated to soften the visual impact. Staff proposes the teal colored downspouts be replaced with a more neutral color. Staff asked for input from the Commissioners regarding the color scheme

There are a few minor suggestions in the staff report i.e. additional shrubbery or hedges along the west elevations to provide some screening for the parking and a two foot berm along Route 59 in lieu of a 20 foot landscape buffer. A photometric plan has not submitted but would need to be submitted prior to going to the Village Board. Staff would be seeking additional information for the location and materials to be used for the construction of the trash enclosure. Staff is recommending a sidewalk along Route 59.

Staff feels the special use can be readily supported; that there are no negative impacts that would prevent the Plan Commission or Village Board to recommend approval. Staff feels the proposed project meets

the requirements of site plan review with the six stipulations that have been identified in the staff repoRoute

Chairman Sobkoviak sworn in Patrick Bartel, president of Bartel's Auto Clinic.

Mr. Bartel indicated the teal and raspberry are their corporate colors. He provided a picture of his Carol Stream building with the same type of color band. He suggested removing the raspberry color at the top and incorporate a raspberry band in with the teal. He said they are family owned and operated and they need the corporate colors. Mr. Bartel feels they can push the building back to get the 20 foot landscape buffer as required. A couple parking spaces behind the building would be lost. The trash enclosure could be relocated to accommodate another access for the Fire Dept.

Chairman Sobkoviak asked if the applicant agreed with the stipulations in the staff repoRoute Mr. Bartel indicated he was in agreement.

Commissioner Heinen clarified the location of the 20 foot landscape buffer in the staff repoRoute

Commissioner Renzi asked about the location of sidewalks in the area currently. It was agreed the sidewalk is along Route.59 from 135<sup>th</sup> south past the Chase Bank but stops there. Mr. Garrigan indicated the details can be worked out but wanted to make sure the requirement is in place either with a cash contribution or construction of the sidewalk. Commissioner Renzi indicated people could then cross Route 59 and get to Culvers and other places further north.

Chairman Sobkoviak stated the subdivision on the west side of Route 59 has a bike/walk trail that goes to 135<sup>th</sup> behind Plainfield Commons. Mr. Garrigan indicated the village is working with ITAP grant to get pedestrian signalization at the major intersections.

Commissioner Kiefer asked about the photometric plan. Mr. Bartel said his architect failed to prepare it. Chairman Sobkoviak indicated the photometric plan would be required prior to submittal to Village Board.

Commissioner Sanders suggested changing the white color to a warmer color to eliminate the stark contrast and possibly keeping the raspberry and teal colors as proposed. Mr. Garrigan said staff did not want to eliminate the applicants corporate colors but could work with the applicant on a more neutral color.

Chairman Sobkoviak asked if anyone in the audience wanted to make comments or ask questions regarding this project. No one approached the microphone

Commissioner Renzi asked if staff was comfortable with pushing the building back. Mr. Garrigan indicated yes. Commissioner Renzi had no problem with the height of the tower; approved of the site plan and the special use. Commissioner Renzi did not see the colors as being a problem; and agreed this was a nice style building.

Commissioner Renzi is concerned with the lack of a photometric plan; asked if there were lights to shine up on the tower.

Mr. Bartel said typically there are only enough lights to light the parking lot. The hours of operation are Monday through Friday 7:00 am -7:00 pm and Saturdays 8 am - 4 pm. They have pole lighting by the entrances. The sign is a backlit neon sign.

Mr. Garrigan said signage is a complete separate analysis.

Commissioner O'Rourke also was concerned with the fact that the photometric plan was not submitted and felt the tower was a 30 foot pylon sign. Commissioner O'Rourke indicated the signage was more than allowed by the ordinance.

Mr. Proulx indicated it would be subject to interpretation.

Commissioner O'Rourke asked about canopies over the garage doors. Mr. Garrigan said the applicant has since shown him pictures of other stores and no longer saw the need for the canopies. The architectural drawing shows the bottom third to be all steel but there is an option for all glass doors.

Discussion was held regarding the trash enclosure. The applicant felt that if the building was moved back 10 feet and you add another entrance or egress the trash enclosure would need to be relocated. Discussion was held regard the location of access points. Chairman Sobkoviak stated the need for two access points usually depends on the type of activity in each outlot; some outlots are better designed with only one access; this lot is a work in progress for mechanics continually going back and forth picking up cars. Chairman Sobkoviak stated the Fire Department usually wants two access points but they do not tell us where these access points need to be.

Commissioner Kiefer asked about the use of the forty parking spaces.

Mr. Bartel said he is not in the storage business; does not tow; does not impound; does not do collision work. Mr. Bartel said he is in the auto repair business; fix the vehicles, have the people pay the bill and pick up the cars.

Mary Ludemann, Representative of Plainfield Fire Dept., stated the further apart the access points can be located the better it is.

Commissioner Heinen asked about the location of the access drive for the gas station to the north. Commissioner Heinen agreed the more distance you can get between the access points the better it is for all concerns. Commissioner Heinen asked what dictated the accesses. Mr. Garrigan said you have to look at the uses. An auto repair facility is a destination and it may not be as important to have the connection between lots. Commissioner Heinen explained it could be a safety concern if you keep putting two accesses to each outlot. Commissioner Heinen indicated his preference would be one access off the ring road and a second access through the outlot to the south.

Commissioner Renzi suggested the architect work with Staff.

Commissioner O'Rourke asked if the safety committee had time to review this.

Commissioner Sanders asked if the stub road behind the gas station will continue to the boulevard road coming off of Route 59. Mr. Garrigan agreed there would be a cross access between both developments.

Chairman Sobkoviak asked if there was an agreement with the applicant for the all glass doors. The applicant agreed.

**Commissioner Kiefer made a motion that the Plan Commission recommend approval of the special use for an Auto Clinic subject to the following stipulations:**

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

**Commissioner Renzi seconded the motion.**

**Vote by Roll Call: Commissioner Heinen, yes; Commissioner O'Rourke, no; Commissioner Renzi, yes; Commissioner Sanders, yes; Commissioner Kiefer, yes; Chairman Sobkoviak, yes. 5 yes, 1 no, 0 absent. Motion carried by a vote of 5-1**

**Commissioner Heinen made a motion that the Plan Commission recommend approval of the Site Plan subject to the following stipulations:**

- 1. Compliance with the requirements of the Village Engineer.**
- 2. Compliance with the requirements of the Plainfield Fire Protection District.**
- 3. Applicant incorporate a 20 foot landscape area along Route 59.**
- 4. Incorporation of a sidewalk along Route 59.**
- 5. Revised architectural elevations as per staff's modifications.**
- 6. Submittal of a revised landscape plan, photometric plan and a trash enclosure plan.**

**Commissioner Sanders seconded the motion.**

**Vote by Roll Call: Commissioner O'Rourke, no; Commissioner Renzi, yes; Commissioner Sanders, yes; Commissioner Kiefer, yes; Commissioner Heinen, yes; Chairman Sobkoviak, yes. 5 yes, 1 no, 0 absent. Motion carried by a vote of 5-1**

**CASE NO.: 1521-072810.SU**

**ROUTE 59 GRILL**

Mr. Proulx stated this case requires a public hearing and the appropriate public notices have been posted and published in accordance with state statute and local ordinance. The petitioner proposes to reopen the restaurant at this location and to reopen a drive thru window that was originally constructed with the building. The building was originally a Hardees' restaurant and has been several other restaurants. The adjacent land uses are as follows: to the north is a multi-tenant building zoned B-3; to the south is St. Mary's Church zoned R-1; to the west is Route 59 with undeveloped agricultural land which is zoned B-3 and to the east is residential zoned R-1 with very deep lots that provide for ample opportunity for buffering and landscaping. The site is 1.6 acres with a fence on the eastern property line that abuts the residential as well as some mature landscaping.

Mr. Proulx stated a drive-thru requires a special use approval. Staff feels the lot is sufficiently sized; that the adjacent uses to the north, south and west are compatible with a commercial operation including the drive-thru and to the east Staff feels the size of the lots and the existing vegetation provide adequate buffering. Staff submits that the fact that the drive-thru previously existed supports that notion. In order to recommend approval of the special use, there are two findings of fact that must be made.

- 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.

Staff feels there is sufficient evidence to support these findings and would be seeking a favorable recommendation prior to discussion by the Plan Commission or input from the public. Staff noted that we did not receive any comments or questions in response to our public notice and mailings with regard to this case.

Chairman Sobkoviak sworn in George Tsakanikas.

Mr. Tsakanikas said they propose to reopen the existing restaurant on Route 59. He stated they need the drive-thru as it will be a fast casual operation. At this time they plan to be open 10 am to 11pm.

Commissioner O'Rourke asked about the stacking of vehicles and location of the menu board; and suggested the applicant work with staff with regard to the type of equipment or angle of the menu board to keep the noise level to an acceptable level for the existing residences.

Mr. Tsakanikas indicated they plan to use the same foundation for the menu board that was used previously. The board is facing southeast towards the church.

Discussion was held regarding the menu board.

Mr. Proulx stated that was the reason for the special use and the notice to the adjacent properties was to give the adjacent property owners a change to express their concern. Mr. Proulx indicated there have been no comments received from the residents.

Chairman Sobkoviak asked for comments from the audience. No one approached the microphone.

Commissioner Renzi asked if there needed to be a stipulation on volume or sound quality. Mr. Proulx indicated the Plan Commission can add any stipulation they feel is needed. Mr. Proulx indicated the village has a noise ordinance that would dictate.

Commissioner O'Rourke suggested a third stipulation be compliance with staff to maintain appropriate sound levels either through location and/or direction of speaker.

Commissioner Kiefer said he was more comfortable with the Village's noise ordinance being enforced.

Chairman Sobkoviak asked if we knew of any problems within the Village regarding the other menu boards. No response. Chairman Sobkoviak suggested that the Planners bring up the issue that sound was a concern of the Plan Commissioners.

---

**Commissioner O'Rourke made a motion to recommend approval of the special use to permit a drive-through operation for a restaurant at 15521 S. Route 59 subject to the following three stipulations:**

- 1. Compliance with the requirements of the Village Engineer.***
- 2. Compliance with the requirements of the Plainfield Fire Protection District.***
- 3. Compliance with Staff regarding the location and type of exterior speaker to eliminate sound problems.***

***Commissioner Heinen seconded the motion.***

**Vote by roll call: Commissioner Renzi, yes; Commissioner Sanders, yes; Commissioner Kiefer, yes; Commissioner Heinen, yes; Commissioner O'Rourke, yes; Chairman Sobkoviak, yes. Vote - 6 yes, 0 no. 0 absent. Motion carried.**

**DISCUSSION:** None

Adjourned at 8:30 p.m.

Respectfully submitted by

---

Merrilee Trotz  
Recording Secretary