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DATE: October 5, 2010

Chairman Sobkoviak called the meeting of the Plan Commission to order at 7:05 p.m. and led the pledge to the flag.

ROLL CALL:

Present: Commissioners Sanders, Kiefer, Heinen and
Chairman Sobkoviak; Fire District
Commissioner Renzi arrived at 7:15 p.m.

Absent: Commissioners O'Rourke, School, Park and Library Districts

Also Present: Jonathan Proulx, Planner; Merrilee Trotz, Secretary

Approval of Minutes:

The minutes were approved as presented.

DEVELOPMENT REPORT

Mr. Proulx indicated it would be given at the next meeting

OLD BUSINESS:

Case No. 1494-102309.SU FORCE WRESTLING

Chairman Sobkoviak stated this case was to be withdrawn by the petitioner. The petitioner has found a new location and would appear at a later date.

NEW BUSINESS:

Case No. 1523-092010.SPR MR. CLEAN PERFORMANCE CAR WASH

Mr. Proulx summarized the staff report. The applicant is seeking site plan review approval for a Mr. Clean Performance Car Wash on two out lots in the Meijer of Plainfield Subdivision consisting of approximately a 6200 sq. ft. building for the car wash and a second structure of approximately 1100 sq. ft. for an auto detail center on a 2.1 acre site contiguous to Route 59. The proposal would also require a subsequent plat of consolidation of the two outlots if the project is approved. The adjacent uses to the north include a right-in/right-out access from Route 59 and an undeveloped outlot previously approved for a bank; to the east is the Meijer store; to the south is undeveloped vacant property; and to the west is Illinois Route 59. The adjacent zoning is B-3, Highway Business District.

Access to the site is from the main north-south access drive at the southeast corner of the project and a cross-access connection is provided for a future connection with the outlot to the south. The applicant proposes to construct a sidewalk connection from the existing sidewalk adjacent to Route 59. Staff offered a suggestion to shift the location of the access point from the main access drive slightly to the north to align with the east west parking aisles.

Staff determined 9 parking spaces are required and 15 parking spaces are provided with additional parking provided under the canopies for a total of 35 spaces.

This site is incorporated into the stormwater management for the overall Meijer project. Staff does not anticipate any engineering issues. Staff notes that lot area; width, height, floor-area ration and setbacks have been met.

Mr. Proulx described the proposed building materials. The applicant proposed to incorporate the same face brick color from the Meijer building above a wainscot of cultured stone with an EIFS parapet which will incorporate the blue tile that incorporates the corporate imaging. Mr. Proulx further described service bays and canopies. Staff has offered a suggestion that would incorporate a brick outline or edging to the tower element with an inset of the blue tile to maintain the corporate identity and allow some compatibility between the buildings. Staff also suggested a band of soldier course or rowlock bricks be added above the window and door openings to dress up the building to further enhance compatibility to the Meier building. Staff suggested an arch could be added to the display window.

Staff would like details on the trash enclosure. The applicant submitted a landscape plan. Staff feels the west elevation fronting Route 59 needs more landscaping. The applicant submitted a photometric plan. Staff feels the photometric plan is suitable as presented. Staff proposed they use the same light fixture to be consistent with the lights installed in the Meijer parking lot at a height not to exceed the principal height of the main proposed building; and that they add one or two pedestrian-scaled decorative lights near the entrance to the main car wash building to be consistent with the lighting used in the Meijer lot and several other outlots.

Staff believes the project meets the requirements of the site plan review ordinance and would be seeking a favorable recommendation from the Plan Commission.

Chairman Sobkoviak sworn in Rob Gibbons, Core States Group, 4191 Pleasant Hill, Duluth, Georgia representing Mr. Clean. Mr. Gibbons stated Mr. Clean is a new product with Proctor and Gamble and this is the second project proposed in the Chicago area. One has been started in Montgomery. Mr. Gibbons explained the process of the reclamation of the water and indicated this project is very green; that reclamation of the water is 80% to 90%; the average wash is 7 to 10 minutes; and that they can use an invoice billing system. Mr. Gibbons explained they have stacking for up to 15 vehicles. The applicant agreed to but one stipulation and that is the one that deals with the tower. This tower is their logo for the company.

Commissioner Heinen asked if notification to adjacent properties were required. Chairman Sobkoviak stated notifications were not required for site plan review.

Commissioner Kiefer asked about the requirement of additional landscaping materials. Discussion was held regarding placement of the additional landscaping.

Commissioner Sanders asked if the captured water could be used for irrigation of the landscaping. Mr. Gibbons indicated he this water is called gray water and it is not considered fresh water. Mr. Gibbons explained the three tanks and indicated he would research the quality of the water.

Commissioner Heinen stated 90% reclamation of water is very high; the minimum on projects that he had worked on was 75%.

Commissioner Renzi asked if this reclamation of water was similar to that of the previously approved gas station. If the process is similar then that information could be passed on to the Village Board. Commissioner Renzi asked for further explanation of the reclamation of the water.

Mr. Gibbons stated the new water is for the initial and final rinse. The intermediate rinses use the captured water. Mr. Gibbons explained the tanks are cleaned on a regular basis by vacuum trucks.

Commissioner Renzi asked about the number of employees and the parking provided for them. Mr. Gibbons stated about 15 people will be on site. There are 3 managers to run the different stages of the operation and the rest are employees who run the machinery and finish the automobiles. Mr. Gibbons indicated not all the employees drive separately.

Commissioner Renzi asked about the re-alignment of the drive. Mr. Gibbons said they could look at it.

Commissioner Renzi asked about the corbelled soldier course band. Mr. Gibbons said the tower is kind of clear blue cut glass and indicated this is part of their logo. Mr. Proulx said the idea was to soften the impact. Staff wants to be sensitive to their corporate image as well and suggests they inset the tile within a brick elevation edging to soften the appearance.

Commissioner Sanders asked if an eyebrow effect could be placed on the wide sides. Mr. Proulx said it would be a rectangular tower but the corbelling is kind of stepped out, it is just a masonry technique.

Commissioner Kiefer asked if further information had been received regarding the trash enclosure. Mr. Gibbons indicated it would be matched with the Meijer brick on three sides with the fourth side gated.

Commissioner Heinen asked about the location of the trash enclosure. Mr. Gibbons indicated it has been a struggle to find the best location. Commissioner Heinen suggested the northeast corner just north of the canopy. Mr. Gibbons said they could look at relocation of the trash enclosure.

Commissioner Heinen asked about the materials used for the canopy. Mr. Gibbons indicated it was steel posts with a canvas canopy. This canvas retains its color longer; can be changed out easier; and is designed to take the snow loading. Mr. Gibbons said the building is 17 feet high; the tower is 22 feet. Commissioner Heinen stated the canopy height will be blocking the building. Mr. Gibbons stated he could get pictures of a new facility in Texas showing the canopy and the tower. Mr. Gibbons stated placement of the canopy is important as people need to see their cars being finished.

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

Commissioner Heinen asked about the landscaping, the installation of a storm sewer and sanitary sewer. Commissioner Heinen suggested modifying this installation to avoid the existing landscaped area. Mr. Gibbons said they would take a look at this. Mr. Gibbons asked about placement of the street trees. Mr. Proulx indicated the parkway trees could be provided between the sidewalk and the street like at the Meijer Gas Station. Chase Bank placed their trees on the private side of the sidewalk. Commissioner Heinen also mentioned an existing fire hydrant needed to be relocated. Mr. Gibbons agreed.

Commissioner Renzi asked if a plan for the placement of the parkway trees could be established. Commissioner Sanders agreed a plan should be established to make it complimentary to the area.

Commissioner Sanders 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. Submittal of a revised building elevations, landscape plan, and/or photometric plan incorporating recommendations from staff and/or the Plan Commission; and**
- 4. Submittal and recording of a plat of consolidation of Lots 4 and 5.**

Commissioner Heinen seconded the motion.

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

Mr. Proulx asked to clarify that the Commissioners had no strong opposition to the tower element as proposed. Chairman Sobkoviak said there was no discussion, and he felt that the petitioner made a case that this was part of their corporate identity and was reluctant to change it.

DISCUSSION:

Commissioner Heinen asked about the traffic signals by Wal-Mart. Mr. Proulx indicated Public Works is working on this to assist Wal-Mart to clear up the paperwork with IDOT. This has been a private effort on Wal-Mart's part.

Chairman Sobkoviak suggested some things to think about such as the Commission has no guidelines on how to handle large groups of people/objectors and asked for discussion on whether or not the commission should set time limits for people voicing objections and how this might be accomplished. Discussion was held as to how other communities accomplish this; the possibility of limiting the time from 3 to 5 minutes; setting a cap of 20 minutes for discussion; people who want to speak could notify Staff in advance that they wish speak. Mr. Proulx stated people also have the opportunity to submit written comments which would be included in the packets. Mr. Lamb suggested someone should check the law. It was suggested having the residents address the Plan Commission with their questions and then if the Plan Commission felt it relevant then the commission would ask the applicant to answer these questions. Chairman Sobkoviak indicated he did not expect answers immediately but hoped the Commission would think about these things. It was also suggested that the various agendas could be posted on Cable TV.

Adjourned at 8:15 p.m.

Respectfully submitted by

Merrilee Trotz
Recording Secretary