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DATE: October 19, 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: Jonathan Proulx, Planner; Merrilee Trotz, Secretary

Approval of Minutes:

The minutes from October 5, 2010 were approved as presented.

DEVELOPMENT REPORT

Mr. Proulx stated the Village Board approved the landmark case for the Green-Lutter House on Main Street; the drive-through for the Route 59 Grill and the Shell Station at their October 4th meeting; and the Village Board approved the Mr. Clean Performance Car Wash at their October 18th meeting.

OLD BUSINESS:

None

NEW BUSINESS:

Case No. 1501-121509.SU FORCE WRESTLING

Mr. Proulx summarized the staff report indicating the applicant is seeking special use permit to allow the operation of a private recreation facility (youth wrestling club). The enrollment would include 160-180 students over the course of a season while the typical class size would be 30 students. The wrestling club proposes to occupy approximately 6,200 square feet of an existing light industrial building on Coil Plus Drive just south of 143rd Street and west of Van Dyke Road. Some of the other tenants in this building are Bounce U Up, a music school and 2 other industrial type uses.

There are two findings that must be made in order for the Plan Commission to recommend approval. The first is that the special use will not be injurious to the use and enjoyment of the other properties in the immediate area for the purposes already permitted, nor substantially diminish property values within the neighborhood. The only issue Staff identified would be potential impacts to parking. Mr. Proulx stated there are 43 parking overall for this building which is sufficient for the wrestling club as well as the other users as identified. The building next door has a volleyball training facility which also received a special use approval which requires 23 parking spaces and there are 57 available for that building. There are 100 spaces for the two buildings. There are also 125 parking spaces available in the Village Public Works facility parking lot and 114 parking spaces in the Plainfield Police parking lot. Staff feels the 339 parking

spaces in close proximity should be sufficient to meet the needs of any special events. Staff feels this proposed use would not be detrimental to the enjoyment of other properties.

The second finding is the establishment of the special use will not impede the normal and orderly development and improvement of the adjacent properties for uses permitted in the subject zoning district. Staff sees no negative impact that could occur to adjacent properties as the building already exists.

Staff believes the findings of fact have been demonstrated to support approval of the special use to permit the wrestling club as a private recreation facility in the I-1 zoning district. Mr. Proulx said the school district is also highly supportive of the wrestling club. Staff is seeking a favorable recommendation.

Chairman Sobkoviak sworn in Russ Wojciechowski. Mr. Wojciechowski stated he had been before both the Plan Commission and the Village Board trying to find a home for the 175 members. Mr. Wojciechowski stated even though this is a smaller space, it will meet the needs of their club.

Commissioner Kiefer asked if the Volleyball league had been able to meet their needs for parking; and if parking was permitted on Coil Plus Drive? Mr. Proulx was not aware of any problem with parking. Mr. Proulx said the Police Dept. has given permission for them to use their parking lot and the parking lot at Public Works. Mr. Proulx indicated he spoke with Sgt. Munson of the Police Dept. with regard to parking on Coil Plus and even though it is not posted the preference is no parking along Coil Plus.

Chairman Sobkoviak suggested if they would rather there not be parking on Coil Plus it should be posted. Chairman Sobkoviak felt parking was sufficient with the use of the Village's lots.

Commissioner Renzi said with all the available parking that Staff no longer feels there is a need for a cap on the number of participants. Mr. Proulx agreed.

Mr. Wojciechowski stated the owner of the building offered to stripe additional parking if it was needed. Mr. Wojciechowski further stated the size of this facility will not allow the wrestling club to hold the tournaments they proposed at the previous locations; and that this location will be a practice facility.

Commissioner Heinen indicated concern that if the landlord were to add additional parking spaces as it would change the width of the drive aisle. Mr. Wojciechowski stated he was sure the landlord would go through the appropriate channels.

Commissioner O'Rourke reiterated the wrestling club did not intend to hold tournaments at this location. Mr. Wojciechowski said the tournament is scheduled for December 12th and will be held at Plainfield South High School. Mr. Wojciechowski said they do not have the waiting area that they had at the Center Street location so there will be a lot more drop offs and pickups than people staying to watch the practices. Mr. Wojciechowski expected only 20 parking spaces would be utilized on any given day or 50 at most for a special event at this location.

Commissioner Heinen asked when this building was constructed. Mr. Proulx thought around 2005-2006. Mr. Wojciechowski said their particular unit is currently being built out and is not yet ready for occupancy. Commissioner Heinen expressed concern that the uses in this industrial building are more of a retail type fashion.

Commissioner Renzi stated he felt this location works well for a recreation corridor in town.

Chairman Sobkoviak agreed he would like to see a manufacturing company come it but taking the landlords view we will take a tenant wherever we can.

Commissioner Heinen agreed it was important to fill the buildings but is concerned with the retail uses going into the industrial buildings.

Commissioner O'Rourke agreed that we need to look at this going forward; he liked the fact that at this location the Police can monitor the overflow parking. Commissioner O'Rourke also asked if notification was sent to the tenants. Mr. Proulx indicated a sign is posted on the property. Mr. Wojciechowski stated the wrestling club's hours of operation are after the other tenants' business hours.

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

Commissioner O'Rourke asked if the parking could be monitored and adjusted in the future if it becomes an issue. Mr. Proulx stated we could have the landlord identify a number of parking spaces for each business and sign them accordingly. Several Commissioners felt as long as the hours of operation do not overlap this would not be necessary.

Commissioner Renzi suggested when you are exercising use of the overflow parking that there could be some kind of notice provision between the tenants.

Commissioner Sanders asked if there was no special ordinance for parking then the standard ordinance for parking on a street would be allowed unless posted. Mr. Proulx indicated it is a local street not currently signed to prohibit parking. Chairman Sobkoviak said Coil Plus Drive was designated as a turnaround for at least one of the industrial buildings. Commissioner Sanders suggested some type of communication take place between the tenants and landlord.

Commissioner Sanders felt it was a workable use.

Commissioner Kiefer made a motion to adopt the findings of fact of staff as the findings of fact of the Plan Commission and, furthermore, moved to recommend approval of the special use to permit a private recreation facility at 14411 Coil Plus Drive, subject to the following two (2) stipulations:

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

Commissioner O'Rourke seconded the motion.

Vote by Roll Call: Commissioner Renzi, yes; Commissioner Sanders yes; Commissioner Heinen, yes; Commissioner O'Rourke, yes; Commissioner Kiefer, yes; Chairman Sobkoviak, yes. 6 yes, 0 no, 0 absent. Motion carried by a vote of 6-0.

DISCUSSION:

Mr. Proulx stated that October is designated by the American Planning Association as National Community Planning Month. November 8th has historically been World Town Planning Day. Staff will be asking the Mayor to adopt a Proclamation. This Proclamation will also acknowledge the services and dedication of the members of the Plan Commissions and other citizen planners who have contributed their time and expertise to the improvement of the Village of Plainfield.

Mr. Proulx said the Chicago Metropolitan Agency for Planning just approved the Regional Plan called “Go To 2040” which is a very bold and ambitious plan. This plan has been adopted by CMAP.

Chairman Sobkoviak encouraged everyone at home to vote.

Adjourned at 7:35 p.m.

Respectfully submitted by

Merrilee Trotz
Recording Secretary