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

DATE: November 3, 2009

LOCATION: VILLAGE HALL

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

ROLL CALL:

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

Absent: Commissioners Heinen, School District and Library District

Also Present: Michael Garrigan - Village Planner, Jon Proulx – Planner, and Merrilee Trotz – Secretary

APPROVAL OF MINUTES:

The October 20, 2009 minutes were accepted as presented

DEVELOPMENT REPORT:

Village Planner Garrigan summarized the results of the Village Board meeting of November 2, 2009.

Chairman Sobkoviak extended the commissions heartfelt thanks to Carol Millan for her many years of service and to let her know she will be missed.

OLD BUSINESS:

None

NEW BUSINESS:

CASE: 1495-102609.SPR Village Green Restrooms

Request: Site Plan Review

Location: Village Green

Applicant: Plainfield Park District

Planner Garrigan summarized the staff report. The applicant is proposing demolition of the existing restrooms and constructing a new structure of approximately 600 square feet and generally located on the same foot print as the existing structure thereby meeting all required setbacks.. The Park District received a grant for some restoration or renovation of the Village Green The structures will be constructed with structural brick on all four elevations with metal louvers windows.

Staff is suggesting a favorable recommendation with two standard stipulations as outlined in the staff report.

Cameron Bettin, superintendent of planning for the Park District, was present to answer questions. Also present were Michelle Kelly, John Wilson, Mary Kay Ludemann, and Greg Bott representing the Park District.

Commissioner Renzi asked if the restrooms would be open 24 hours and if there would be lighting. Mr. Bettin responded the restrooms are currently open 24 hours in season; explained there would be roll down doors installed to have more free access into the building and also have the ability to close the doors if needed; and described the proposed lighting.

Chairman Sobkoviak asked if there was anyone in the audience who cared to ask a question or make a comment. There was no response from the audience.

Commissioner Seggebruch expressed concern with the urinals in the men's restroom and the drinking fountains meeting ADA requirements and explained ways this could be accomplished. Mr. Bettin stated he would pass this information on. Commissioner O'Rourke asked about the location of the drinking fountains. Commissioner Renzi suggested putting the drinking fountains out in the open. Mr. Bettin explained the location and stated they typically only put drinking fountains in the community parks. Mr. Bettin confirmed they would be shut down through the winter.

At 7:15 p.m. Commissioner Renzi made a motion recommending approval of the Plainfield Park District's restroom facilities in the Village Green subject to the two stipulations set forth in the staff report:

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. Chairman Sobkoviak called for a vote by roll call.

Aye: O'Rourke, Sanders, Kiefer, Seggebruch, Renzi, Chairman Sobkoviak
Nay: None

The motion is carried 6:0

CASE: 1493-102109.SPR
Request: Site Plan Review
Location: Plainfield Small Business Park Building 2
Applicant: Dayfield Properties, LLC

TIME: 7:15 p.m.

Planner Proulx summarized the staff report. The applicant is seeking site plan approval for a light-industrial building, the twin of Building 2, with approximately 27,000 square feet of which 9,000 square feet would be for office use and 18,000 square feet for warehouse/industrial space. This building would be the fourth building to be constructed of a nine building campus that received approval. Staff feels since the elevations were supported for Building 3 they are again supported for Building No. 2, access will be taken from Route 30, sidewalks would be constructed in the front and along the side elevations, fifty parking spaces are required and fifty-one are proposed and there would be some surplus parking capacity that the application could construct along the north property line. Storm water requirements were approved in the nine building campus previously approved. Staff notes that project complies with the various zoning code for lot area, lot width, height, floor ratio and setbacks. Staff feels the elevations and landscape plans are of a high quality, and extensive lighting is not proposed so there is no need for a photometric plan. Staff believes the proposed Building No. 2 meets the requirements of site plan review ordinance and is consistent with a previously approved concept plan for the Plainfield Small Business Park. Based on the foregoing and prior to any discussion Staff is seeking a favorable recommendation.

Chairman Sobkoviak swore in Doug Carroll, the applicant.

Mr. Carroll indicated there would probably be similar tenants as in Building No. 3.

Chairman Sobkoviak asked if there was anyone in the audience who cared to ask a question or make a comment. There was no response from the audience.

Commissioner O'Rourke asked about the tenants in Building 3. Mr. Carroll replied like Building No. 3 there would be offices in the front, research and development in the back, but did not expect another church in this building. Commissioner Kiefer asked if the same parking materials would be used throughout. Mr. Carroll confirmed that they would. Commissioner O'Rourke asked about the 58,000 square foot retail building. Mr. Carroll replied that was the front building or building no. 9.

Commissioner Seggebruch asked if it the parking was permeable pavers. Mr. Carroll said it is recycled concrete and will be painting the stripes. Chairman Sobkoviak mentioned the uses in the building could be office, industrial or commercial retail.

Discussion was held regarding the parking and how it is formulated by the square footage. Planner Proulx stated they would make sure there is sufficient parking by the usage.

Commissioner Seggebruch asked if the building would have sprinklers. Mr. Carroll confirmed there were no sprinklers and indicated it was compartmentalized.

Commissioner Sanders asked about the vehicular traffic and if there would be a need for signage for the trucks. Commissioner Sanders said it would not be 53 foot trailers coming in. Mr. Carroll agreed.

Commissioner Renzi asked about cross access and at what point there would be a need for additional access. Planner Proulx indicated access will be important to the property owner/manager but the site plan was approved with one access point for all nine buildings. Mr. Carroll said the site was approved with a traffic study for all nine buildings with a mix of uses. Mr. Carroll said they desire another access point but it may not be necessary and there will be a light there in the future. Commissioner Renzi said unless there is a substantial change in use that spikes the traffic greater than you had envisioned in 2003 that the light would be sufficient. Mr. Carroll agreed. Discussion was held regarding the required turn movement for all vehicles moving between Buildings No. 2 and No. 3.

At 7:30 p.m. Commissioner Sanders made a motion to recommend approval of the site plan review for Building 2 of the Plainfield Small Business Park, subject to the following two stipulations:

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

Commissioner Kiefer seconded the motion. Chairman Sobkoviak called for a vote by roll call.

Aye: Sanders, Kiefer, Seggebruch, Renzi, O'Rourke, Chairman Sobkoviak,
Nay: None

The motions is carried 6:0

CASE: 1496-102809.CP

Request: Concept Plan

Location: 15028 S. Illinois Street

Applicant: David & Susan Bostanche

TIME: 7:30 p.m.

Planner Proulx summarized the staff report indicating the petitioner is proposing to convert this property, (located immediately north of Kelly's Barber Shop on Illinois Street and across from the Library) from a residence to an antique shop which would require re-zoning the property from existing R-1 to either B-5 or BT. This property had been reviewed recently for a cigar shop. Some of the differences between the cigar shop and antique shop are no demolition of the house, rezoning could be accommodated with BT zoning; an antique shop may be more acceptable than the prior proposal and the antique shop had been in downtown Plainfield for nearly 20 years.

Planner Proulx said this is a Craftsman-influenced house built circa 1925. The Village has been reluctant to approve the conversion of residential lots to commercial uses which are not located on arterial routes. A second policy question is whether there would be support for B-5 zoning or Business Transition zoning in place of B-5, both or neither. If it were Business Transition – the Plan Commission would get to review any specific use that came in, there would be a public hearing, adjacent properties would be given notice and have a chance to participate and the Village Board would have the opportunity to deny a special use if a use was proposed that result in impacts that could not be mitigated.

Planner Proulx further stated the adjacent property to the west, south and east are all non-residential. Staff believes this use would not alter the exterior of the structure, generate significant additional traffic and might receive patronage from other vehicular and pedestrian traffic generated by the Library.

Regarding the findings of fact, Staff does not anticipate significant negative impacts to the public health and safety. Staff feels the project would be consistent with the Comprehensive Plan; feels the proposed retail use is consistent with the commercial

and institutional uses that surround the property and also believe it would be possible to provide for compatibility with residential properties to the north with adequate safeguards in place. He stated there are trends in the development to our downtown where there is a combination of commercial and residential uses on the same block on DesPlaines Street north of Lockport and on Oak to a certain extent and on Chicago west of DesPlaines. Staff feels the trend of development in the area would be consistent with what is proposed. Staff feels the property is equally well suited for residential and/or commercial use consistent with the last two findings as well.

Regarding site plan issues, Staff feels required parking could be met with available on street parking spaces and off street in the public parking lot located to the east and notes that a landscape buffer would be required along the north property line to provide some transition between the requested commercial and the residents to the north. Planner Proulx stated Staff is looking for direction from the commission and will go to the Village Board. He stated the commission could make a recommendation for approval or denial to the Village Board.

Chairman Sobkoviak reminded the commissioners that the real issue is not whether or not we want an antique shop on that street, the real issue is do we want to extend commercial zoning up the street. The petitioner is asking for B-5, Staff has indicated that BT might be more appropriate. He stated that businesses come and go but the zoning stays forever; also reminded the commissioners that if we rezone it B-5 to be prepared to accept any use allowed in B-5 district and the same with BT.

Susan Bostanche, applicant, introduced herself stating she has been in business for 20 years and wants to continue. She feels she would be an asset to that area, her business is quiet and most of the people in the area are her customers. She did not want to change the look of the building but did want to bring it up to code and indicated ramps would be good for her customers, as well as her business to move furniture in and out of the store.

Chairman Sobkoviak explained the effects of rezoning to either B-5 or BT.

Chairman Sobkoviak asked if there was anyone in the audience who cared to ask a question or make a comment. There was no response from the audience.

Commissioner Sanders asked for clarification of the different zonings in the area. Chairman Sobkoviak stated that if we agree to rezone to BT – it could at a later date be rezoned to B-5 whereas if you rezone to B-5 it will never down zone; also indicating there is more control with BT zoning.

Commissioner Renzi said with the central planning going on in this area, BT would be a logical extension of the downtown zoning; the building would stay there and we would have more control. He felt that Illinois Street, with the library and church, would ultimately be B-5 in the future up to Oak with commercial on the first floor and perhaps residential on the second and possibly third floors. He felt this should be planned in the future to be completed at one time and not piece meal. Chairman Sobkoviak agreed BT would have the least impact on existing structures.

Commissioner Sanders also felt BT was a manageable zoning. Commissioner Kiefer asked the status of the master planning committee and indicated he also supported BT. Planner Proulx estimated the master planning process would be a 6 to 9 month process. Commissioner Seggebruch supported BT for this property.

Mrs. Bostanche indicated she would like to get going on this project right away as her contract is contingent on the rezoning.

Commissioner O'Rourke asked for clarification of BT and the special use. Planner Proulx stated retail use is considered to be more intense than an office so in BT a retail use would require special use approval whereas a Doctor or attorney's office would not. Commissioner O'Rourke asked if it were rezoned to BT and something other than an antique shop came in would it have to come in for special use. Planner Proulx replied yes. Commissioner O'Rourke said the Comprehensive Plan shows this site as transitional commercial land use and would be consistent with the Comprehensive Plan. He asked if BT could revert back to a residential use. Planner Proulx said residential is a permitted use in BT. Commissioner O'Rourke asked about the parking and the driveway and the average number of customers on a daily basis. Mrs. Bostanche indicated 20-50 customers on a daily basis but during the festivals there were maybe 100 customers. Commissioner O'Rourke agreed B-5 would not be the proper zoning for that property today and supported BT for the antique shop.

It was unanimous that BT would be the appropriate zoning for this site.

Planner Proulx indicated this would go to the Board and if there is support it could come back as a zoning request.

DISCUSSION:

None

ADJOURN:

Since there was no further business before the Commission, Chairman Sobkoviak adjourned the meeting at 8:10 p.m.

Respectfully Submitted

Merrilee Trotz
Recording Secretary