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DATE: October 18, 2011

Chairman Sobkoviak called the Plan Commission meeting to order at 7:40 p.m.

ROLL CALL:

Commissioners Seggebruch, O'Rourke, Renzi, Kiefer, Heinen, Fulco, and Chairman Sobkoviak; and Fire District were present.

Park, School, and Library Districts were absent.

Also present were Michael S. Garrigan; Village Planner, Jonathan Proulx, Planner II and Merrilee Trotz, Recording Secretary

Approval of Minutes: The Plan Commission minutes of September 20, 2011 were accepted as presented.

PUBLIC COMMENTS: Chairman Sobkoviak asked for public comments on items that are not on the agenda. There was no response.

OLD BUSINESS:

None

NEW BUSINESS:

Case No. 1565-101011.SPR Physicians Immediate Care

Commissioner Heinen recused himself from this portion of the meeting.

Mr. Garrigan stated the applicant is seeking approval of a site plan for a 4,500 square foot medical office building on Lot 6 of the Meijer's. The applicant is not proposing a main access point from Route 59, access is from the existing drive-aisle located behind the out lots and adjacent to Meijer's parking lot with drive aisles on both sides of the building. The applicant proposed 27 dedicated parking spaces with an additional 2 handicapped parking spaces while the village ordinance only requires 23 parking spaces and 1 handicap space. The applicant has complied with the drive aisle width and all required setbacks. There is an existing 20 foot landscape buffer along Route 59. The Meijer project is a Planned Development which includes certain guidelines. Mr. Garrigan presented slides of the Chase Bank, Office Max and the Meijer store; further described the proposed architecture provided in the updated elevation plan to include a front elevation with a look of a more traditional brick that will generally match the colors of the existing Chase and Office Max; and the applicant has incorporated a hip roof above the canopy over the front elevation; and further described the side elevations. The applicant has agreed to the same lighting standards as required by the planned development; and submitted a photometric plan, landscape plan, and trash enclosure plan thereby the applicant is in compliance with the ordinance. Some additional landscaping is required as identified in the fourth stipulation in the staff report. Staff would suggest a favorable recommendation with the incorporated stipulations.

Chairman Sobkoviak swore in Padraic O'Neil and Nathan Groff. Mr. O'Neil indicated urgent care is a growing market place and they are looking forward to doing business in the Plainfield community.

Commissioner Renzi asked if this project would be required to put in full windows or pillars or something like what was required of the Office Max store. Mr. Proulx indicated the scale of this building is different as the Office Max is approximately 15,000 square feet or three times the size of this building.

Commissioner Renzi was concerned with the side of the building facing the Chase Bank, if landscaping will give height or green to break up that side of the building. Mr. Garrigan indicated there are metal awnings above the windows which will provide some architectural articulation and further described the sandstone lintel which will run along the horizontal lines to divide the more decorative CMU.

Discussion was held regarding the various elevations. Mr. O'Neil indicated the southern elevation is limited as to the location of windows due to the internal design which includes the waiting room, trauma rooms, restrooms and an eye/audio room that requires full darkening for procedures.

Commissioner Renzi was concerned with the signage as shown facing Meijer's building. Mr. Garrigan indicated this was artistic creativity as signage is not permitted on the back of a building in a planned development. Mr. O'Neil said they intend to apply for a variance for the additional signage at a later date but that is not part of this current application.

Chairman Sobkoviak indicated signage is generally a separate issue.

Commissioner O'Rourke asked if another use had been approved on this lot. Mr. Garrigan indicated yes that Mr. Clean had been approved on Lot 5 and 6 but they have withdrawn from the Chicago market.

Chairman Sobkoviak asked for public comments.

Trustee Bill Lamb approached the microphone, and as a village trustee is sworn under oath. Mr. Lamb asked about the Bartels project. Mr. Garrigan indicated Bartels is in Prairie Creek Subdivision south of the gas station.

Commissioner Kiefer confirmed the trash enclosure would be facing southeast toward Meijer.

Commissioner Seggebruch asked what masonry was used on the other existing buildings. Mr. Garrigan indicated a more traditional face brick was used on both Chase and Office Max. Commissioner Seggebruch indicated that generally when a building is smaller in scale you expect to see the masonry get smaller in scale which is the opposite as proposed for this building.

Mr. O'Neil indicated their intent is to open as quickly as possible as their primary season is flu season; they have an approximate 10 day timeframe for this shell. Mr. O'Neil indicated it is more of a timing issue; they have a very aggressive construction cycle to make that market entrance so they have looked at the least cumbersome mode of construction which would be using a structural wall in order to also get the curbing and paving done this season. Mr. O'Neil further described the products and colors used for the building.

Chairman Sobkoviak asked for comments on the parking lot. Commissioner O'Rourke questioned the bump out area next to what would be the handicap parking area to the west.

Mr. Groff, civil engineer for this project, indicated this is basically a landscape area; and there is enough room here to have parallel drop offs. Commissioner Seggebruch indicated an accessible curb ramp would be required at the drop off.

Commissioner O'Rourke asked if the width was consistent with the drop off and two lanes of traffic. Mr. Groff agreed it was wide enough for the drop off and two lanes of traffic.

Commissioner O'Rourke made a motion to recommend approval of the site plan for Physicians Immediate Care 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 revised architectural elevations in accordance with the recommendations of staff.
4. That the applicant submit an additional shade tree and 29 shrubs along Route 59 and that a two foot berm be incorporated within the landscape easement.

Commissioner Kiefer seconded the motion.

Vote by roll call: Seggebruch, yes; Renzi, yes; Fulco, yes; Kiefer, yes; O'Rourke, yes; Sobkoviak, yes; Motion carried 7-0.

Commissioner Heinen returned to the meeting.

DISCUSSION

Commissioner Renzi asked if there is a standard height for stop signs in the Village as a number of them are obscured by trees; suggested looking at sight lines; or maybe mounting a sign indicating two-way or four-way below the stop sign. Mr. Garrigan agreed there is a standard height for stop signs. Commissioner Heinen said Manual of Uniformed Traffic Code Devise (MUTCD) which outlines the distance the stop sign should be from the ground. Commissioner O'Rourke suggested reporting these signs and the trees could be trimmed.

Adjourned at 8:25 p.m.

Respectfully submitted by

Merrilee Trotz
Recording Secretary