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DATE: December 6, 2011

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

ROLL CALL:

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

Commissioner Renzi arrived at 7:10 p.m.; School District and Library District were absent.

Also present were Jonathan Proulx, Planner II, Steve Amann, and Engineer from Baxter and Woodman, Merrilee Trotz, Recording Secretary

Approval of Minutes: The minutes of November 15, 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.

DEVELOPMENT REPORT

Mr. Proulx stated the Village Board approved the ordinance authorizing the special use for the Ron Baker Quick Lube project and directed the attorney to prepare ordinances for annexation and rezoning development of the Springs at 127.

OLD BUSINESS:

None

NEW BUSINESS:

Case No. 1568-102111.AA.SU.Z Springs @ 127

Mr. Martin, attorney for the applicant, addressed some concerns raised at the previous meeting. Chairman Sobkoviak indicated Mr. Martin remained under oath. Mr. Martin indicated the traffic study was provided as requested; the traffic study indicated left turn and right turn lanes from 127th would be required and these have been provided and the annexation agreement confirms these turn lanes will be provided; there is a dedication of 33 ft of right-of-way and the applicant is also dedicating an additional right-of-way for a total of 60 feet of right-of-way for the eventual widening of 127th Street; a five-foot sidewalk will be built along our frontage of 127th Street; and a financial contribution of \$287,500 for future improvements to 127th Street is provided to the Village. Mr. Martin indicated there is no direct connection between this development and the subdivision to the north; this development provides for two accesses from 127th Street; the streets provide fire truck maneuverability. Regarding the fence, Mr. Martin indicated when you get so far away you will be able to see over the fence; the closest building from our north property line is 75 feet; next to the east if the Yunker property which is 393 feet from our closest building; then 434 feet to the Roemer property from our closest building; and 695 feet to the properties along Cotswald from our closest building. Mr. Martin indicated they have increased the

landscaping with a total of 75 trees with a black vinyl chain link fence. Mr. Martin indicated they are willing to build whatever fence the commission wants.

Mr. Martin indicated a flood study was submitted and comments from Baxter and Woodman, the Village's engineer, were received; the applicant has not yet received any response from the Army Corp of Engineers; and the density has been addressed in the staff report; the square footage for lot area also meets code.

Mr. Martin did not believe the noise from this development would be any greater than the noise from Route 59. With regard to the demolition of the existing building – there is an incentive in the annexation agreement to complete the clubhouse and obtain occupancy prior to March 1, 2013 or they will be required to pay an additional sum of \$126,000 in impact fees to the Village.

Mr. Proulx summarized the staff report; indicating the public hearing for the special use was continued from our previous meeting and the appropriate notice has been posted and published in accordance with state statute and local ordinance.

The site is on the north side of 127th Street approximately ¼ mile east of Route 59 consisting of approximately 27 acres which includes the former Lutheran High School site. The petitioner is proposing to develop 17 buildings to include 340 deluxe apartments, with a clubhouse, and a 3.8 acre park. Mr. Proulx reviewed the uses of adjacent properties. The Norman Drain crosses the northwest corner of the property so a portion of the site is in the designated floodplain.

Mr. Proulx reviewed the density and how this is figured. The comprehensive plan sets the density range for "Multiple Family Residential" as 10 to 15 units per acre. The proposed project is 12.3 units per acre using the gross site area of 27.6 acres. Excluding the 3.8-acre park site, the density is approximately 14.3 units per acre.

Mr. Proulx indicated the relief requested is 1) the minimum home side per dwelling unit to allow a studio apartment of 515 square feet and 2) the proposed fence material (vinyl-coated chain link, whereas chain link is prohibited in residential districts per the zoning code).

Mr. Proulx reviewed the special use findings:

- a. The special use will not be injurious to the use and enjoyment of other properties in the immediate area for the purposes already permitted, nor substantially diminish property values within the neighborhood.

Staff submits that the location of the project is appropriate and that the project has been designed to minimize impacts to adjacent properties.

- b. 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 finds that the project is compatible with existing uses in the area and will not be detrimental to potential future uses with the potential for development or redevelopment of adjacent properties to the west, south and east.

Mr. Proulx reviewed the seven planned development findings. Staff feels the proposed project would help to fulfill several goals under the Comprehensive Plan; feels there is a need for rental housing options; public utilities are available to the property and would be extended at the developers expense; transportation improvements would be made and the natural elements would be preserved; the design of

the project complies with the planned development standards set forth in Section 9-44 of the zoning code; a public park will be dedicated; and there are no reduced setbacks proposed and the project is compatible with adjacent properties.

Mr. Proulx reviewed the preliminary plat – this is a two lot subdivision, one lot to establish the park and one lot for the building site.

Mr. Proulx reviewed the site plan explaining the overall site; access and circulation; parking; park and school obligations; engineering and stormwater management; provision of trash enclosure; elevations; landscape plan; and photometric plan.

Staff believes the findings of fact can be demonstrated to support the special use for planned development. The proposed project complies with the requirements of the zoning code and subdivision code with respect to the preliminary plat and site plan review.

Prior to any public comments, and in advance of discussion by the Plan Commission, staff believes the findings can be made to support the requested annexation and re-zoning.

Chairman Sobkoviak asked Mr. Amann for his comments. Steve Amann, consulting engineer with Baxter and Woodman for the Village, stated the applicant submitted a flood study and indicated they are working with the applicant and their design team; there is unstudied floodplain in the northwest corner of the property and there is no elevation determined for this area; the applicant has done their best to approximate the floodplain given what is on the map and planned their development to avoid that area of the site; based on what Baxter and Woodman has seen so far the only place the floodplain touches their property is in the northwest corner.

Chairman Sobkoviak asked Cameron Bettin, superintendent of Planning of Plainfield Township Park District, for comments. Mr. Bettin indicated there is a draft agreement wherein the applicant has agreed to fine grade and seed the park site; they are planting along what will be the Park District's property to give the landowner to the east some buffer and will receive a credit from the park district toward their cash in lieu. There are no proposed uses for this park at this time. The Park District is fine with the park site; we have met with the Wheatland Township and will work out some type of mutual agreement.

Chairman Sobkoviak asked about possible development to the east. Mr. Bettin indicated there was a development to the east which would continue a greenway to the proposed DuPage River Trail.

Commissioner Renzi asked if there was a policy for lighted baseball fields. Mr. Bettin explained in this type of situation they would work out an agreement.

Mr. Martin indicated they would need approval for the black vinyl chain link fence around the pet park.

Chairman Sobkoviak opened the meeting for public comments.

Chairman Sobkoviak swore in David Roemer, resident on Brighton Lane. Mr. Roemer felt traffic is still a concern; is opposed to a chain link fence; wants a berm and a cedar fence along the north property line of this development; and felt this development would further diminish property values.

Commissioner O'Rourke asked if a berm was an option in that area. Mr. Amann indicated a berm in that area would require the applicant to do compensatory storage; currently the development does not plan to do any work in the flood plain.

Mr. Roemer said the berm could be built as you have 27 acres to work with. Mr. Amann said the flood plain is along the east Norman Drain off the northwest corner. Mr. Roemer stated the density would be reduced.

Mr. Proulx indicated the Village, Bolingbrook and Will County are pursuing a traffic signal at Naperville Road at 127th and 119th Street.

Chairman Sobkoviak swore in George Mueller, attorney for Craig and Judy Haick. Mr. Mueller asked if the traffic study included Route 59 and 127th Street and if counts were provided; asked the existing level of service for turn movements at the intersection of Rt. 59 and 127th; were gap studies done for inbound left turns and outbound turns from the proposed property; felt the study was incomplete. Mr. Martin indicated he would have to review the traffic study. Mr. Proulx indicated there were traffic counts done on Route 59.

Mr. Mueller asked about the flood plain study; how many 100 year floods and/or 500 year floods in Will, Kendall or DuPage County in the last ten years; asked if the developer provided the calculations and modeling with respect to the size, depth and discharge rates of the detention basin. Mr. Amann indicated these were received but was not sure if these calculations were provided to the Village. Mr. Mueller asked if Baxter and Woodman ran the models. Mr. Amann indicated they check the developer's modeling.

Mr. Mueller asked if Mr. Amann had reviewed the wetland study. Mr. Amann indicated yes. Mr. Proulx indicated the Village was copied only on the transmittal to the Army Corp of Engineers. Mr. Mueller asked about wetland mitigation. Mr. Amann indicated the developer would not need to do mitigation if they are not impacting the wetlands.

Mr. Mueller asked about the calculation of the density; asked about adverse impacts to the adjoining properties; asked if a study was done on the shortfall of existing multi-family dwelling units in the area; asked the number of vacant homes in Plainfield. Mr. Proulx indicated the petitioner has done extensive market research. Mr. Martin indicated there is no project similar to this project in Plainfield.

Mr. Mueller asked about the topography of the area. Mr. Proulx indicated more information would be filed with the final plat if this project moves forward.

Mr. Mueller asked why the Village did not have the wetland delineation. Mr. Proulx indicated the Army Corp of Engineers have been asked to provide an opinion regarding the wetland delineation.

Mr. Mueller asked to question his client, Craig Haick.

Chairman Sobkoviak swore in Craig Haick. Mr. Mueller asked where Mr. Haick lived; if his property abuts this proposed development at the northeast section; how much land he owned; if it was a residential lot; how many people lived there; how long they have lived there. Mr. Haick gave his address on Brighton Lane; agreed his property abuts this development; it is just under three acres; it is residential; two people live there; and they have been there 15 years.

Mr. Mueller asked if Mr. Haick noticed any changes in the water levels over the past 15 years in the Norman Drain. Mr. Haick indicated yes and explained; presented pictures from 2007 and 2008 showing his back yard and described the length of time it takes to dry out. Mr. Haick indicated this area is now wet year around. The photos were made a part of the public record. Mr. Haick indicated the water now goes all the way around the shed. Mr. Haick indicated his issues are the flooding and the traffic.

Mr. Mueller asked why the operational specifications and modeling for the design and operation of the detention pond have not been placed on file with the Village. Mr. Amann indicated it is preliminary engineering at this point. Mr. Mueller felt the ability of the stormwater detention pond to function efficiently should be addressed in its entirety prior to any approval.

Commissioner Heinen asked if the applicant's traffic and stormwater representatives were present. Mr. Martin indicated they were not present, felt that since the traffic study had been submitted and they had agreed to the improvements dictated by the traffic study it would not be necessary for the traffic engineer to be present.

Chairman Sobkoviak swore in Mary Kelley, owner of house and farm south of 127th Street. Ms. Kelley is still concerned with the drainage issues. Ms. Kelley stated there were pink flags delineating wetlands on the west end of this property next to the Angelos property; there were also flags regarding a 4-inch tile that seemed to terminate in the middle of the property; felt it would be interesting to know where that drain tile went; hoped to find that some of those tiles went into her property which is currently wetter than it had been five years ago. Ms. Kelley said there is drain tile that goes through the Yunker property to the northeast corner where the 3 acre park is to be located. Mr. Kelley indicated this development has to provide the continuation of that drainage and that this tile needs to be in some of these studies; and did not see anything about that particular drain when she attended the open house.

Mr. Amann stated the applicant has done a drain tile survey based on Ms. Kelley's input from the last meeting to look for tiles from her property crossing 127th Street to this property and they did not find any evidence of that; based on her knowledge of the area plus the flagging – there is at least one tile that is identified in the tile survey and will make sure that the drainage that goes through that tile is accommodated.

Commissioner Renzi indicated he had done some of the math and could have answered some of the questions asked by Mr. Mueller; explaining how to determine those numbers of the traffic presently on 127th – going west bound is 405 and east bound is 515 and also shows a 12% increase of traffic going west and 16% increase going east based on the anticipated numbers coming in and out of this subdivision; and also felt the information provided in the staff report was helpful with regard to the determination of values.

Chairman Sobkoviak swore in Gary Yunker, owner of property east of the Wheatland Township Park. Mr. Yunker indicated there is a tile that runs through and out the back of his property to the proposed park area; said he was told they did not investigate that area because it was being donated to the park; said this tile was hit when water was installed along 127th Street and was repaired.

Chairman Sobkoviak swore in Michael Bortel, Chairman of the Plainfield Historic Preservation Committee.

Mr. Bortel asked if the developer considered incorporating this existing building into this development. Mr. Martin said they could not incorporate the building into the development; the owner of the property

submitted to State for preservation issues; the necessary documents were filed with County and the response from both State and County was there were no issues.

Mr. Bortel indicated HPC was notified about this project just before Thanksgiving; the building was constructed in 1929. Mr. Martin indicated the building was not ADA compliant. Chairman Sobkoviak mentioned it sometimes is not feasible to readapt some of these old buildings.

No others approached to speak. Chairman Sobkoviak indicated the public comment is closed.

Commissioner Heinen asked about the proposed future improvements to 127th Street; whose has jurisdiction of 127th Street; and suggested it might be more economical to build out this portion of 127th Street now. Mr. Amann indicated they have discussed the developer's responsibility for improvements to 127th Street and these details have not been finalized at this time. Commissioner Renzi echoed this concern. Chairman Sobkoviak indicated we could pass our concern to the Village Board but that the Village Board would ultimately make that decision.

Commissioner Heinen was concerned with the sidewalk going nowhere; suggested we analyze these improvements prior to the construction. Commissioner Renzi mentioned that a bike path would traditionally go to the south but that this may be the only area to be developed and it might be beneficial at this time to put in a bike trail on the north for access to the park site.

Mr. Proulx indicated the traffic committee had reviewed this project with regard to improvements to 127th and had three considerations; 1) project frontage being limited; 2) off site right of way restraints; and 3) location of overhead utility poles.

Commissioner Seggebruch asked about the jurisdiction from Route 59 to Naperville Road. Mr. Proulx explained the official jurisdiction and indicated our Public Works Department does a good job of reaching out to the various townships and local agencies to make the most efficient use of everyone's effort; there may be tradeoffs when there are little gaps in terms of snowplowing etc. Commissioner Seggebruch mentioned the speed limits on 127th Street. Mr. Amann indicated the speed limits are being considered.

Commissioner Heinen asked about the stormwater, wetlands and floodplains. Mr. Amann indicated the improvement to this site should not have an impact on the base flood elevation in the creek; they have come up with a preliminary estimate of the base flood elevation along this site; if they incorporate all our suggestions then the base flood elevation may go up a few inches at the northwest corner. Commissioner Heinen asked if we would require a full study at final. Mr. Amann stated we have reviewed their full study; and they are staying out of the floodplain. Mr. Amann said the jurisdiction wetlands are in the floodplain area; and they are not going to be discharging the detention portion of the floodplain there.

Commissioner Heinen asked about the wet bottom detention. Chairman Sobkoviak reminded Ms. Grimm that she remains sworn in from the last meeting. Ms. Grimm indicated they would like the detention pond to be an amenity for their community; they want it to hold water so the pond is designed per the Village's standards of the 5 to 1 side slope, having the safety shelf, appropriate plantings in the pond, the deepest part of the pond to date is five feet. Ms. Grimm further explained how the drainage would flow. Commissioner Heinen asked if they could go deeper in the pond. Ms. Grimm stated if they can dig the pond deeper they would do so and this would be addressed in the final engineering.

Ms. Grimm mentioned they hired a wetland expert and they do not want to touch the wetland area; further described the non-jurisdictional wetland areas. Ms. Grimm stated she had the traffic information numbers as well.

Commissioner Kiefer asked if Fire or Police had any issues with accessibility or maneuverability within the project. Mr. Proulx indicated the applicant has submitted the auto turn radius to the Fire Dept and the vehicles can maneuver through the site and the Police Department is part of the Traffic Committee and had no objections.

Chairman Sobkoviak asked the Commission's thoughts about the fence materials along the north property line. Commissioner Heinen felt the applicant should work with the neighbors to the north. Commissioner Kiefer suggested a stipulation for the applicant to work with the neighbors but also have direction from the Village with regard to the fence. Ms. Grimm indicated a concern with the maintenance of the cedar fence.

Commissioner O'Rourke felt part of the issue was the landscape along the fence as well as the fence. Mr. Martin indicated they are 30% over code on the trees. Ms. Grimm described the type and size of the trees. Ms. Grimm stated she is flexible on the fence; indicated there have been several discussions with the neighbors but no agreements at this time and she would like some input from the Commissioners. Ms. Grimm indicated the first concept plan had 58 trees which has been increased to 75 trees to be planted on both sides of the fence along the north property line which is about 1300 linear feet.

Commissioner Seggebruch asked about the location of the fence. Ms. Grimm indicated they proposed the decorative wrought iron aluminum type fence along the west property line up to the wetlands, and on the east and south property; felt the black chain link fence along the north would look and blend in better with the landscaping. Commissioner Seggebruch felt the different types of fence would not relate to each other.

Mr. Roemer stated he wanted solid screening with a berm and cedar fence.

Commissioner O'Rourke is concerned with the fence or screening to the north; and the density and traffic that will be created.

Ms. Grimm indicated it was not feasible to lower the number of units or number of buildings on this property; they have addressed the concerns with the traffic. Mr. Proulx said if Staff had reservations on the traffic impacts or density as proposed this would have factored into the recommendation; and stated this development would help to support the businesses in the area of Route 59 and 127th Street.

Commissioner O'Rourke asked where within the Comprehensive Plan would an R-4 District be directed. Mr. Proulx indicated downtowns and in transit oriented areas, areas such as Cedarlake Village and Heritage Woods; in parallel we are currently re-evaluating the Comprehensive Plan. Commissioner O'Rourke suggested that the applicant's projects in the other towns were against different zoning districts. Ms. Grimm indicated they have other developments that are directly abutting single-family homes where the single-family homes were constructed first.

Commissioner Renzi mentioned if Best Management Practices (BMP) were being used for the detention area they could receive credit for density. Ms. Grimm agreed they are using BMP. Mr. Proulx agreed the BMP could increase the density.

Commissioner Renzi asked if the applicant and engineers looked for drain tile in the 3.8 acre proposed park land. Ms. Grimm said yes and the tile is shown on their survey. Mr. Bettin indicated this was news to him and the Park District would work that out with the applicant. Commissioner Seggebruch mentioned if this drain tile makes it all the way to the Norman Drain then it is actually leaving your property and ending up on the neighbor's property. Ms. Grimm explained where the drain tiles are located and understood they are required to take care of these through their development. Commissioner Seggebruch indicated this is water draining from a different property, running through this property and draining to the north; suggested there might be a way to intercept this water if you go deeper on your pond which may help the neighbor to the north. Commissioner Heinen asked if Baxter and Woodman could review and make certain the drainage tiles are documented and anything that is identified is conveyed through the system. Mr. Amann indicated this would be thoroughly checked.

Commissioner Renzi asked about the speed limit on 127th Street. Mr. Proulx said the consensus from the traffic committee was 45 mile per hour speed would be appropriate in this location. Mr. Amann said the design speed is 5 miles over the posted limit; based on the long term improvement we would expect the eventual speed to be 45 mph; and we are asking the applicant to design their facilities based on that posted speed limit.

Commissioner Renzi asked if the right turn lane had any positive or neutral impact on the capacity results of whether we are at A, B or C. Mr. Amann said the right turn lane is a positive impact on capacity. Mr. Proulx said the right turn lane was a recommendation of the traffic committee based on the PM peak hour of 50 trips currently posted at 55 miles per hour. Commissioner Renzi asked about the private road. Discussion was held that private apartment complexes were always private roads. Ms. Grimm described the pavement and indicated there will be a heavier pavement section in front of the compactor and at the main drive due to the amount of traffic and indicated this will be shown on the final engineering. Commissioner Renzi indicated property can always be sold so it is best to have the roads built in the way we deem they should be constructed.

Commissioner Renzi asked if it could be referenced in a future report that the space between the planted trees (along the north boundary line) is standard. Commissioner Renzi suggested adding a stipulation that in the event the parties cannot come to an agreement on the fence that the decision be brokered by Staff. Mr. Martin agreed to the stipulation.

Commissioner Fulco asked if the school district is on board with the 340 units. Mr. Proulx indicated there was a meeting at Staff level between the Superintendent and our Administrator and we believe we are on the same page with regard to the school obligation. According to the School District's formula there would be approximately 38 students from the project and the developer will be paying cash in lieu for school site in addition and will generate approximately \$460,000 annually for the school district which will more than offset the cost of educating the students from this site.

Commissioner Kiefer asked if we would need to amend the zoning code to include studio apartments. Mr. Proulx indicated that would be appropriate.

Commissioner O'Rourke asked if anyone had any concerns about plantings along the north property line. Chairman Sobkoviak indicated it would depend on what kind of tree they were planting. Commissioner Kiefer thought the fence design would go hand in hand with the landscaping. Commissioner Heinen felt it was more important that it be a good distribution of landscaping on both sides of the fence.

Commissioner Renzi asked how we coordinate the minimum lot size required versus the proposed acreage. Mr. Proulx explained the minimum lot size is 12,000 sq. ft. and they are proposing a little over 22 acres.

Chairman Sobkoviak indicated the addition of a the third stipulation to the Site Plan Review. Commissioner Heinen asked if another stipulation should be added regarding the roadway. Commissioner Renzi thought they could ask the Village Board to consider the roadway improvement but did not think the Commission could make that a stipulation.

Commissioner Renzi made a motion regarding the special use for the Planned Development to adopt the findings of fact presented in the staff report as the findings of fact of the Plan Commission and recommended approval of the requested special use for planned development for the proposed 340-unit apartment development for the property commonly known as 23756 W. 127th Street.

Commissioner Heinen seconded the motion.

Vote by roll call: Fulco, yes; Seggebruch, yes; O'Rourke, no; Kiefer, yes; Heinen, yes; Renzi, yes; Sobkoviak, yes. Motion carried 6-1.

Commissioner Heinen made a motion to recommend approval of the Preliminary Plat of Springs at 127th Street Subdivision, 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.

Seconded by Commissioner Seggebruch.

Vote by roll call: O'Rourke, no; Renzi, yes; Kiefer, yes; Fulco, yes; Seggebruch, yes; Heinen, yes; Sobkoviak, yes. Motion carried 6-1.

Commissioner Heinen made a motion to recommend approval of the site plan review for the proposed 340-unit apartment development subject to the two (2) stipulations in the staff report and the added third stipulation:

1. Compliance with the requirements of the Village Engineer.
2. Compliance with the requirements of the Plainfield Fire Protection District.
3. That the fence type and tree mix will be brokered by Staff.

Seconded by Commissioner Renzi.

Vote by roll call: Kiefer, yes; Fulco, yes; Seggebruch, yes; O'Rourke, no; Renzi, yes; Heinen, yes; Sobkoviak, yes. Motion carried 6-1.

Case No. 1569-102511.TA Text Amendment

Commissioner Renzi made a motion to continue this proposed text amendment to the sign code to January 3, 2012.

Commissioner Kiefer seconded the motion.

Vote by roll call: Heinen, yes; Fulco, yes; O'Rourke, yes; Kiefer, no; Renzi, yes; Sobkoviak, yes.
Motion carried 5-1, 1 absent.

Case No. 1570-110311.TA Text Amendment

Mr. Proulx stated this is a public hearing and the appropriate notice has been published in accordance with state statute and local ordinance. This is a proposed modification to the Subdivision Code which is kind of a rule book for the Planning Department when reviewing subdivisions and a tool used by Public Works Department. The Village adopted a revised model for how the cost associated with public improvements was handled; this was done on an hourly basis for the outside engineer and reimbursed by the developer. Staff worked with the development community to provide a well defined range of what those costs would be to determine a flat fee percentage basis; since that time the Village has a staff engineer with the ability and expertise to make some of these public inspections; our building department has taken on some additional responsibility and as a team the Village is able to do some of this work in house so we are proposing to modify the percentage basis (which was arranged for our consulting engineers) to an hourly reimbursement basis for in house services.

Discussion was held to determine if we were deleting the previous language; the dollar amount was discussed as to whether it was adequate to cover all the benefits and overhead; and how the fee could be increased as needed. A suggestion was made that we could identify the hourly rate be defined by the Village Board via a published fee schedule.

Commissioner Heinen made a motion to recommend that ordinance 2936 be modified to allow for a flat fee for construction services of \$50.00 per hour to replace the existing language in Section 1 dealing with construction services and to allow for the Village Board to assess the hourly fee as an administration action.

Seconded by Commissioner Renzi.

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

DISCUSSION

Commissioner Renzi suggested checking the timing of the traffic lights at Route 59 and Route 30. Mr. Proulx indicated this is being currently being reviewed.

Commissioner Heinen commended Staff, Plan Commission and Village Board on working with the Physicians Immediate Care project; also brought to the attention that the Plainfield Fire District now requires a 2000 or greater square foot commercial building be sprinkled which caused Physicians to consider building in Naperville.

Adjourned at 9:45 p.m.

Respectfully submitted by

Merrilee Trotz
Recording Secretary