



Michael P. Collins
VILLAGE PRESIDENT

Michelle Gibas
VILLAGE CLERK

VILLAGE OF PLAINFIELD
PLAN COMMISSION
RECORD OF MINUTES

TRUSTEES

Margie Bonuchi
Paul Fay
Bill Lamb
Garrett M. Peck
James Racich
Dan Rippey

DATE: September 20, 2011

Chairman Sobkoviak called the meeting of the Plan Commission to order at 7:17 p.m. and led the pledge to the flag.

ROLL CALL:

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

Commissioner Heinen and Fulco, Park, School, and Library Districts were absent.

Also present: Michael Garrigan, Village Planner and Merrilee Trotz, Recording Secretary

APPROVAL OF MINUTES: The minutes from September 6, 2011 were accepted as presented.

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

DEVELOPMENT REPORT: Mr. Garrigan stated the Village Board approved the ordinance for the Downtown Historic District; the site plan for South Plainfield Medical Building; the rezoning of Lots 4 & 5 of Legacy Commercial; the final plat for Lifespring Church; and supported the use for the Muller concept plan for the storage building but did not support rezoning of the property.

OLD BUSINESS:

None

NEW BUSINESS:

Case No. 1558-082211.AA.SU.SPR.FP Church of Jesus Christ of Latter Day Saints

Mr. Garrigan stated this is a public hearing for a special use being heard pursuant to public notice in accordance with state statute and all applicable ordinances. The applicant is requesting an annexation agreement, and consideration for a special use for a religious assembly in the R-1 District, site plan review and final plat approval for approximately 5 acres located on Ridge Road south of 127th Street. This parcel is surrounded by the Grande Park Neighborhoods on the east, south and west boundaries and Legacy Commercial to the north. Mr. Garrigan reviewed the two findings of fact. Staff believes churches in the R-1 District is generally consistent with the character of an R-1 District and are permitted with a special use; and the proposed religious use will have no impact on the normal and orderly development of the surrounding uses.

Mr. Garrigan indicated the applicant proposes to construct a church with approximately 21,000 square feet. The main access would include a 3/4 access which includes a right-in, left-in lane and a right-out. The Wikaduke plan incorporates minimal access along Ridge Road and therefore no left-out access would be permitted on Ridge Road. The applicant also proposes access to the west through Cedar Drive to

White Pine Way. The applicant has indicated additional access along the western boundary if they are successful in the purchase of an additional single family lot or duplex lot in Grande Park.

The applicant has indicated approximately 250 to 280 members to attend services on Sunday and will generally be arriving from Naperville and Aurora. The ordinance requires 72 parking spaces while the applicant proposes 250 parking spaces.

Mr. Garrigan reviewed the proposed architecture and indicated it meets with the site plan review ordinance; the applicant will seek relief for the proposed 80 foot steeple in the annexation agreement.

The applicant submitted a new landscape plan which will need to be reviewed before this case proceeds to the Village Board.

The applicant has submitted and staff has reviewed the photometric plan which appears to comply with the Village's ordinance; and the applicant has submitted and staff has reviewed the trash enclosure plan which appears to comply with the Village's ordinance.

The applicant proposes to construct a dry retention pond to the north and proposes a series of BMPs (Best Management Practice) throughout the site including the incorporation of native plantings within the retention pond area. The Village Engineer is reviewing this plan as it relates to stormwater management and this would be approved prior to Village Board approval.

The final plat which has not yet been received is necessary only for the required dedication of Ridge Road and to incorporate the necessary easements within the plat.

Staff is basically making a favorable recommendation for the facility including the requested annexation, the special use, site plan review and the final plat.

Chairman Sobkoviak swore in John Brandel from Kodet Architectural Group. Mr. Brandel indicated his client is experiencing rapid growth in this area and the addition will allow them to continue to grow.

Chairman Sobkoviak opened the public hearing. Chairman Sobkoviak swore in Cindy Kerr. Ms. Kerr indicated concerns regarding the traffic flow and the volume of traffic into the neighborhood exiting from the church; indicating the streets in Grande Park do not have the final lift and 127th Street is not fully improved. Ms. Kerr asked the number of services.

Chairman Sobkoviak swore in Duke DeWitt. Mr. DeWitt indicated they have approximately 250 to 280 parishioners who will attend a single Sunday service; only one service is held each Sunday. Chairman Sobkoviak asked how many events they might host in a week and what would be the traffic count. Mr. DeWitt indicated 50-60 cars on Sundays; stated there is a mid week activity for the youth and children that probably would account for maybe 30 cars; occasionally they will hold a special event on Friday or Saturday (i.e. Christmas or Halloween party) which could account for 50-60 cars.

Ms. Kerr asked if they planned to increase the number of services. Mr. DeWitt indicated that would depend on growth in the area; the first service is generally at 9:00 a.m. and the second service if needed would be at 1:00 p.m. start time. Ms. Kerr suggested the traffic could exit south to 135th cut over to Heggs and then cut north again which could be a viable alternative rather than traveling through the Grande Park neighborhood or going to Plainfield Road and then back up to Aurora.

Mr. Brandel indicated the entrances shown were generated at the request of the Oswego Fire Department. The additional access through the Grande Park Neighborhood might never happen.

Chairman Sobkoviak swore in Ed Malnar, a resident to the east. Mr. Malnar asked if this property was exempt from the Wikaduke Design Guidelines which would suggest a Prairie Style architecture. Mr. Garrigan that discussion with the applicant has indicated they would like to go with the more traditional elevation. Mr. Malnar asked about the photometric plan and if there was a maximum level within the site. Mr. Garrigan indicated we only limit the illumination at the property line but there is no maximum limitation as long as they comply with the Village ordinance. Mr. Malnar requested that the church be sensitive to the neighboring residents. Mr. Brandel described the light fixtures. Chairman Sobkoviak indicated the Village has worked with these types of lights.

Commissioner Kiefer asked if they planned to illuminate the steeple. Mr. Brandel said they typically do not.

Mr. Garrigan stated if there is an issue regarding the lighting once they open Staff has historically worked with the residents to address the issue. Mr. DeWitt indicated they have chapels in other neighborhoods and their intent is to be good neighbors. Chairman Sobkoviak stated it is our experience that churches have been good neighbors.

Chairman Sobkoviak swore in Dale Miller, resident of Tall Pines. Mr. Miller is concerned with the traffic using Cedar Drive to White Pine Way; and the quality of the roads. Chairman Sobkoviak asked the church and members to give an estimate of the number of vehicles that might use these streets. Mr. DeWitt estimated the bulk of the members will be coming from Oswego and Aurora area using 127th and then south on Ridge Road; there are between 50 – 60 vehicles on a Sunday.

Ms. Kerr asked if it was possible to encourage the parishioners not to use the route through the neighborhood. Mr. DeWitt indicated they could encourage them to be sensitive to the neighborhood streets.

Commissioner Renzi asked if Staff had seen the Oswego Fire Dept. report on the traffic flow pattern. Mr. Garrigan stated he saw an email where they addressed the matter of the additional access point to the west and to make sure the access on Ridge Road would provide sufficient turning radii for emergency vehicles. Commissioner Renzi asked if a stipulation was needed to address the guideline design variance. Mr. Garrigan said we try to work with applicants to incorporate the guidelines. Commissioner Renzi suggested adding a fifth stipulation to allow an alternate design style from those stated in the Wikaduke plan to allow for traditional church architecture.

Commissioner Renzi asked if Mr. Brandel was the presenter for the previous project that was to have been on 127th Street as the parking provided now is the opposite from that presentation. Mr. Brandel stated he was not the presenter for the previous project. Commissioner Renzi indicated we now have 2-1/2 times the number of parking spaces for roughly the same size congregation.

Chairman Sobkoviak swore in Scott Clark, leader of the congregation who stated Mr. DeWitt is the bishop of the local Oswego ward. Mr. Clark stated he oversees the group that is known as the Joliet Stake which has about 3700 members and congregations ranging from Watseka to Oswego to Ottawa. Mr. Clark indicated this building would be used as a central gathering point twice a year for the church conference which would be one Sunday in May and one Sunday in November. Mr. Clark indicated they do not want their parking to overflow into the neighborhood streets.

Commissioner Renzi indicated he would drive the shortest route available; felt there is a design issue needed to impede those left turns onto Ridge Road; and indicated people will cut through the neighborhood if it is the shortest route; felt Cedar Road could be gated so Police and Fire can come through but normal traffic cannot. Mr. Garrigan said full access on Ridge Road does not comply with the Wikaduke Plan and if given now then any future developer would also want full access to Ridge Road.

Chairman Sobkoviak stated we agreed to a resolution with many policies regarding the Wikaduke and if we fail to comply then other communities would not comply.

Commissioner Renzi stated growth to the church will increase the possibility of traffic through the neighborhood.

Commissioner Renzi asked if the detention to the north was doubling as soccer fields. Mr. Brandel indicated there will be underground detention tanks and described the detention area as a rain garden.

Commissioner Kiefer asked if Staff was comfortable with the revised landscape plan. Mr. Garrigan stated the revised plan addresses the concerns as outlined in the staff report.

Commissioner Kiefer asked if they needed to address the height of the steeple. Mr. Garrigan asked for input on the height and stated the steeple height would be added to the annexation agreement where they are asking for a variance from the permitted height of 45 feet to a height of 80 feet. Commissioner Seggebruch asked if that the roof height was under the required height. Mr. Garrigan replied affirmatively. Commissioner O'Rourke asked the distance of the ground to the top of the steeple. Mr. Brandel replied 70 feet.

Commissioner Seggebruch asked if Cedar Drive was always set up as a stub street for this parcel when Grande Park was developed. Mr. Garrigan indicated it is our practice to stub excluded property to provide access down the road. Commissioner Seggebruch asked about the existing parking lot shown. Chairman Sobkoviak stated this was probably for the sales trailer at one time.

Commissioner Seggebruch asked about the use of the pavilion. Mr. Brandel indicated it would be used for church picnics.

Commissioner O'Rourke asked about the capacity of the building and the use of the parking; the impervious area of the roof and parking lot. Mr. Garrigan stated they have identified the sanctuary fits 250 people. Mr. DeWitt suggested on the days of the conference you might have 800 to 900 people; the chapel seats 250 people; the building is built with an accordion door between that and the gymnasium that could be opened up to accommodate the larger congregation.

Commissioner O'Rourke asked about a sidewalk. Mr. Garrigan indicated they will be required to install a bike trail along the Wikaduke.

Commissioner O'Rourke asked if Staff had any concerns with the location of the pavilion. Mr. Garrigan said Staff was comfortable with the location of the pavilion and indicated there should be extensive landscaping to mitigate any impact to the neighbors especially if they are able to purchase the two single family lots to the west as open space.

Commissioner O'Rourke asked about the gap between the subject property and the residential lots to the west. Mr. Brandel indicated the gap is a 50-foot drainage and utility easement and is common area for the residents. Commissioner O'Rourke asked about the proposed buffer. Mr. Brandel indicated it would be about 20 feet of buffer; they have guidelines they have to meet in the front which might push everything back but the buffer would be between 10 and 20 feet from the property line.

Commissioner O'Rourke asked if the revised landscape plan met the concerns in the staff report. Mr. Garrigan indicated he thought it met the concerns but wanted to keep the stipulation in to complete the review prior to Village Board review.

Commissioner O'Rourke asked if additional landscaping could be added to buffer the property to the north of Cedar Drive. Mr. Garrigan said Staff would work with the applicant to mitigate the impact on the residents.

Commissioner Seggebruch asked if this five acre parcel was accounted for in the engineering for Grande Park; and asked the location of the tanks. Mr. Garrigan agreed this parcel was not accounted for in the original engineering for Grande park. Mr. Brandel stated they will capture as much water as they could on site; the soil borings reflect there is a high volume of clay so they have to do detention and described the location of the tanks.

Ms. Kerr asked if this would be a genealogy center. Mr. Clark said it probably would have a family history center that is usually open 12 to 15 hours per week, generally 6:00 pm to 8:00 pm and also might be open on Saturday mornings, at any given time there could be 3 to 5 vehicles for the family history center.

Ms. Kerr asked if they intended to use the building in other ways. Mr. Clark stated they build with the anticipation of growth and indicated another congregation could be added if growth occurred.

Chairman Sobkoviak stated generally churches are buildings that are underutilized.

Ms. Kerr asked about traffic control. Mr. Clark indicated their current stake hold is located on Black and Springfield Road and they have not had any problem; never had to have police direct traffic as their members have acted as parking attendants to control traffic in and out for the safety of their members and the public; they would make the request for police if it was needed.

Commissioner Seggebruch asked if Cedar Drive would be a public or private street. Mr. Garrigan indicated it would be a public street.

Commissioner Renzi made a motion to recommend approval of the proposed annexation to the Village Board in view of the fact that the proposed annexation is a logical extension of the Village's municipal boundaries.

Commissioner Kiefer seconded the motion.

Vote by roll call: O'Rourke, yes; Seggebruch, yes; Kiefer, yes; Renzi, yes; Sobkoviak, yes; Motion carried 5-0.

Commissioner Renzi indicated a change to the staff report stipulations was needed making it Oswego Fire Protection District instead of Plainfield Fire Protection District.

Commissioner Renzi made a motion to recommend approval of the Special Use for a religious institution to the Village Board subject to the following stipulations:

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

Commissioner O'Rourke seconded the motion.

Vote by roll call: Kiefer, yes; Seggebruch, yes; O'Rourke, yes; Renzi, yes; Sobkoviak, yes; Motion carried 5-0.

Commissioner Renzi made a motion to recommend approval of the Site Plan Review to the Village Board subject to the four stipulations in the staff report and the added fifth stipulation:

1. Compliance with the requirements of the Village Engineer.
2. Compliance with the requirements of the Oswego Fire Protection District.
3. Submittal of a revised landscape plan prior to the Village Board.
4. Incorporation and construction of a required bike path or sidewalk in accordance with the Wikaduke Plans:
5. Allow alternate design style from those stated in the Wikaduke Corridor to allow for traditional church architecture.

Commissioner Seggebruch seconded the motion.

Vote by roll call: Kiefer, yes; O'Rourke, yes; Seggebruch, yes; Renzi, yes; Sobkoviak, yes; Motion carried 5-0.

Commissioner O'Rourke asked if we have the Final Plat. Mr. Garrigan indicated they need the final plat for the dedication of the road and any easements but that you do not actually have the hard copy.

Commissioner Renzi made a motion to recommend approval of the Final Plat to the Village Board subject to the following stipulations:

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

Commissioner Kiefer seconded the motion.

Vote by roll call: Seggebruch, yes; O'Rourke, no; Kiefer, yes; Renzi, yes; Sobkoviak, yes; Motion carried 4-1 Motion carried.

Commissioner O'Rourke stated his reason for the no vote was that he was voting for something he had not received.

Chairman Sobkoviak called for a ten minute break at 8:40 p.m.; meeting reconvened at 8:50 p.m.

Case No. 1562-091611.CP Triangle Premium Shoppes

Mr. Garrigan stated the applicant proposes to construct a one story retail center containing approximately 9,146 square feet at the corner of Main Street and Route 59 which would include a 6,946 square foot building and another structure at the hard corner containing 2,200 square feet. The site would contain a total of 39 parking spaces on-site and 7 parallel parking spaces on Arnold Street while 30 spaces would be required by ordinance. Oak Street is being proposed to be vacated and the developer would use the area for parking and the 2,200 square foot structure at the corner of Route 59 and Arnold Street to help hold a more urban environment. The applicant is working with the veterans at the American Legion to relocate the existing "War Memorial" to Settlers Park adjacent to the existing "Civil War Memorial." The park district currently owns the property where the "War Memorial" sits.

The property originally held the Quinn house which was demolished and is currently zoned B-3. The applicant proposes to use the vacation of Oak Street to enlarge the site.

Mr. Garrigan raised the following questions for discussion:

Is there support to vacate Oak Street which is part of the historical grid of downtown Plainfield to accommodate commercial development along Route 59?

Is the subject site an auto-oriented site? Is there any support for the Teng Plan that calls for a more pedestrian oriented development at the subject site?

Is this the right type of commercial project at this location? What is the vision of the Plan Commission for the Route 59 corridor downtown between Main Street and Lockport Street?

Staff and the applicant are looking for input of the Plan Commission as to whether this development is consistent with the Plan Commission's vision for the site.

Chairman Sobkoviak swore in John Argoudelis, representative of the applicant. Mr. Argoudelis stated the Village started a discussion of vacation of Oak Street; the American Legion is the owner of the "War Memorial" and the Park District owns the parcel under the memorial. The American Legion is now amenable to the relocation of the memorial to Settler's Park and the park district is not interested in retaining the lot if the monument is relocated. This would provide a feasible method of moving the monument.

Chairman Sobkoviak swore in Lee Fry, developer.

Chairman Sobkoviak swore in Steve Caton as the leasing agent. Mr. Caton stated retailers are not going to go mid-block in a downtown area. There are several homes that are being preserved along Route 59 in the core of downtown Plainfield; this property is vacant land and contiguous to Walgreens which is considered an anchor; this development will attract national tenants and will be mostly retail not a service strip center. Mr. Caton further explained the access to Route 59.

Mr. Fry stated this has been an ongoing project and explained the evolution of the plan. The Walgreen's entry is an established destination and their customers will shop with these stores. Mr. Fry said there is very little traffic on Oak Street; we are trying to provide adequate parking as this is what national retailers will want.

Chairman Sobkoviak asked for questions or comments from the audience. There was no response.

Chairman Sobkoviak asked the type of businesses they are targeting. Mr. Caton said they are looking for a nice sit down restaurant in the building on the hard corner with a nice wall for safety to allow outdoor seating; possibly a coffee user with a drive thru next to the Walgreen site and complimentary retails where actual sales tax will be generated versus bringing in professional services; the rents will be higher here than in the downtown due to the new construction.

Commissioner Kiefer said he would prefer not to see a row of strip malls throughout the gateway area; this parcel is unique and limits what you can do; liked the comments about an urban mall but it may not fit in this area with the parking restrictions; would like to see retailers and not services or professionals.

Commissioner O'Rourke said he is all for retail but is concerned with the design of the drive-thru; location of the order board; the radius to get back out; setback requirements; zoning needed and possible variances that might be needed; did not have an issue with the vacation of Oak Street. Commissioner O'Rourke asked if they were purchasing the land from the park district.

Mr. Fry said they are donating the land in return for helping with the movement of the monument; this would be park district property going to private property. Mr. Garrigan stated the mechanics would have to be worked out for the transaction.

Commissioner O'Rourke stated he hoped the taxpayers were not paying for the relocation of the monument.

Mr. Argoudelis stated that the intention was that the taxpayer would not have to bear any responsibility of the cost; in addition to the contribution from the developer there could be private contributions.

Mr. Fry explained how the drive-thru would work and explained the stacking available; further stated once they have a national retailer the other retailers want to come. Commissioner O'Rourke asked if the applicant is trying to force too much on one site; is it feasible or a good design; if the reader board goes where you indicated you may only have 1 car stack and most national tenants and municipalities want a 6 or 7 car stack. Mr. Fry said the Starbucks at 127th Street has 1 or 2 car stack before the reader board; explaining that a drive-thru demands the builder give up a lot of square footage and land.

Chairman Sobkoviak asked the commissioners to look at the points in the Staff report; do we want to accept an auto oriented site; are we comfortable with this type of arrangement with the front loading.

Commissioner O'Rourke indicated no problem with the front loading; thinks the urban design is overrated; people are going to continue to drive. Commissioner O'Rourke stated this plan might not have all the details and may not be accurately predicted the way it is designed.

Chairman Sobkoviak asked if we can accept this type of development do we want to see this proliferate down the street; clarified that we are not approving four separate store fronts but merely the concept.

Commissioner Kiefer asked about the vacation of Oak Street. Commissioner Seggebruch indicated this site is very unique; with the widening of Route 59, the possible relocation of the monument, and the previous house being removed opens the opportunity to make this a more viable site. Commissioner Seggebruch suggested if Oak Street is vacated then it should be lined up with the existing street to fit the streetscape so the parking lot drive is not offset; with the right in/right out a cross access easement is needed with Walgreens and bringing this small building out to the street ends the auto oriented businesses

from this point continuing south to the downtown; high quality architecture will be needed for these buildings all the way around; the parallel parking works and you have an opportunity to do something great here.

Mr. Fry indicated they can make the rear doors look like the front doors.

Commissioner O'Rourke indicated he was conceptually OK with the vacation of the street and would defer more to the Village Board and residents.

Commissioner Renzi indicated he did not have a problem with the vacation of the street; finds it is hard to believe this is part of the historic part of downtown. Commissioner Renzi described the four corners at Route 59 and Main Street or Rt. 126; liked the idea that this design conceptually draws a line indicating this ends the auto oriented businesses at Arnold and that Arnold ends at Route 59. Commissioner Renzi felt the historical grid is more around the library and that area. Commissioner Renzi described several areas where we did not subscribe to the Teng Plan. Commissioner Renzi is concerned with the exit from the drive-thru; and also concerned with the parking for the proposed restaurant.

Commissioner Kiefer said if there was a consensus to relocate the monument he would support vacation of the street; also felt this is a very unique site.

Chairman Sobkoviak supports the concept plan as we can accept the triangular building to the south as a line in the sand that we would not accept commercial development further to the south except for properties that are already commercially developed such as on the corners at Lockport and Route 59; agreed that we have sidestepped the Teng Plan in several cases; indicated we should not throw the Teng Plan out or discount it but should try to adhere to the Teng Plan and use it as a guideline.

Chairman Sobkoviak indicated there were really no negative comments regarding this concept plan. Commissioner O'Rourke is concerned with the feasibility of the plan with the drive-thru and the parking.

Commissioner Kiefer mentioned the logistics of moving the monument and Chairman Sobkoviak reiterated the moving of the monument and fund raising would be done by other civic groups using no tax payers dollars.

DISCUSSION:

Commissioners indicated all documentation i.e. photometric plans and final plats should be provided or the application could be delayed; also that it could be of assistance to have minutes from previous meetings if the same user is looking at a different parcel and that this request could be sent by an email.

Adjourned at 10:00 p.m.

Respectfully submitted by

Merrilee Trotz
Recording Secretary