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

DATE: OCTOBER 6, 2009

LOCATION: VILLAGE HALL

Chairman Sobkoviak called the meeting of the Plan Commission to order at 7:06 p.m. after the conclusion of the Zoning Board of Appeals Meeting.

ROLL CALL:

Present: Commissioners Renzi, Sanders, Kiefer, Seggebruch, Heinen, ex-officio Commissioner Schrack; Chairman Sobkoviak; and Plainfield Fire Protection District

Absent: Commissioner O'Rourke, Plainfield Park District, Plainfield School District, Plainfield Library District, and Plainfield Police Department

Also Present: Mike Schwarz – Planner II Village of Plainfield, Neal Eickholtz – Baxter and Woodman, and Carol Millan – Planning Department Secretary Village of Plainfield

APPROVAL OF MINUTES:

The September 15, 2009 minutes were accepted as presented

DEVELOPMENT REPORT:

Planner Schwarz summarized the results of the Village Board meeting of October 5, 2009.

OLD BUSINESS:

CASE: 1482-082509.AA.RZ.SU.SPR.PP.FP

Request: Annexation (*Public Hearing*)

Rezoning (*Public Hearing*)

Special Use (*Public Hearing*)

Site Plan Review and Preliminary/Final Plat of Subdivision

Location: North side of 135th Street, ¼ mile east of Illinois Route 59

Applicant: Plainfield Fire Protection District, represented by Scott Klimek

**PLFD. FIRE STATION #2
HEADQUARTERS CAMPUS**

TIME: 7:08 p.m.

Planner Schwarz summarized the staff report. He stated the case was previously published and then re-published and re-noticed to make sure all proper public notice of the hearings were taken care of. This was previously before the Commission as a Concept Plan Review. There is a total of 17.5 acres. The smaller 2.4 acres on the west is currently in the Village and zoned B-3. The larger 15.034 acre parcel is not within the Village and would require annexation. The annexation would also annex a portion of 135th Street R.O.W.

There is an existing Fire Station #2, a metal storage building, a cell tower, a smaller barn building, and an existing single family home that has been vacant for some time on the property. The property is within the Facilities Planning Area for the Village so utilities will be provided by the Village of Plainfield. There is a small portion of the property that is planned for a greenway and would encompass the area that is mapped floodplain. There is a demolition plan proposed for a number of structures and trees on the property. The existing metal storage building will be relocated and re-used. The cell tower will remain in place. The barn structure and the residential structure will be removed, as well as a number of trees and shrubs.

The site plan consists of three primary buildings: the existing fire station, which would be added on to and converted into a maintenance garage; the new proposed fire station #2; the administration building and training facility or headquarters building, which would be located in the center of the site. There are smaller buildings consisting of a proposed fuel island building on the north, the existing relocated metal shed, and the 53.5' training tower in the northeast corner. There is a trash enclosure at the north end of the main drive aisle. Parking does comply with Village requirements - 117 spaces are required and the applicant is proposing 151 parking spaces.

Planner Schwarz summarized the 5 findings of fact for a rezoning and stated 5 of the 5 findings are favorable to the applicant. Each of the 2 required findings of fact for a special use for a planned development are favorable to the applicant. Staff notes there are several variances being requested as part of the Planned Development. They are: 1) variance to allow the accessory fire tower structure to exceed the maximum 35' height limitation of the B-3 zoning district, 2) relief to allow a campus project, which would allow multiple buildings on a single lot of record, and 3) several landscaping variances will be needed in terms of the tree preservation. All 8 of the standards for a Planned Development are favorable to the applicant.

The applicant is proposing a preliminary and final plat of subdivision, which would essentially create one single large lot of record of the property. A portion of the property is unsubdivided land. Generally, the Subdivision Ordinance requires the creation of a lot of record for the purpose of granting and recording the necessary public utility and drainage easements on the property. The plat also reflects a requested 50' R.O.W. dedication along 135th Street.

Planner Schwarz went over the building elevations. The Fire District Headquarters and the training administration building consist of a brick exterior with a cast stone wainscot. All of the elevations reflect sloping roofs, which have standing seam metal roof panels. The Headquarters will also have some cast stone veneer accent walls located aside the main entrance. All of the buildings, with the exception of the existing metal storage building and proposed metal and concrete training tower, will have a uniform, cohesive style of architecture with similar materials to create a unified campus.

There are two proposed vehicular access points on 135th Street. Generally, those are in the current location of the two existing access points that serve a U-shaped driveway for Fire Station #2. Two other access points, which include a driveway leading to the existing vacant home and a driveway leading to the existing cell tower, will be eliminated. Internal traffic circulation takes place within a private access drive into the site and the drive aisles within the parking lot.

The ordinance requires a sidewalk to be provided across the frontage of the property from lot line to lot line. Based on the existing floodplain in the area and the fact that there is a bridge on 135th Street further east of the site, staff is comfortable and would recommend approval of the applicant's plan to provide a portion of the sidewalk, approximately 475 lineal feet from the west lot line to about the mid portion of the site. The remainder of the sidewalk, which would be about 394 lineal feet running to the east, will be provided as cash-in-lieu to the Village. Initially, staff talked to the applicant about the possibility of having a mid-block, striped crosswalk across 135th Street. Staff will not require the applicant to provide this, but instead take a "wait and see" approach to see what happens further east of this site.

Planner Schwarz summarized the landscape plan. He stated the overall plan complies with all Village requirements. Staff found a few areas where additional trees would need to be provided based on trees being removed. A Planned Development allows for relief from the strict requirements of the Village's tree replacement policy. He stated the north property line abuts a residential neighborhood and there would be a 6' berm along a portion of the north property line with heavy landscaping to meet the Village requirements of 100% screening. Planner Schwarz went through the tree inventory and the tree replacement provision. The applicant is proposing to preserve 51 trees instead of 111. Two variances would be needed: a) preserve less than 50% of the trees, and b) provide less than the required number of replacement trees. Staff will work with the applicant.

Staff is recommending approval of annexation, rezoning, special use for a planned development, site plan review, and preliminary and final plat of subdivision. Planner Schwarz concluded his report.

Chairman Sobkoviak asked Village Engineer Eickholtz if there were any engineering issues. Village Engineer Eickholtz responded there is nothing of significance. They have reviewed the engineering plans. He did not anticipate any major concerns.

Chairman Sobkoviak swore in the petitioners. Andy Jasek the architect spoke. He did not have anything to add to Planner Schwarz' report. The Fire District Board has agreed to proceed into the next phase of bidding and construction. They hope to break ground soon.

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

Commissioner Renzi asked the petitioner about the berm on the north end of the property. Andy Jasek replied the berm will be 6' high, but it is 40' wide. It will be approximately 20' off the property line before it gets to its full height. There will be landscaping on top of the berm. Commissioner Renzi questioned if the bulk of the landscaping on the top of the berm would be evergreens. Andy Jasek believed that was the case, but there would be a mixture.

Commissioner Heinen stated that looking at the grading plan there is a swale that comes off the property line that takes up the flow in between the property to the north and the berm. Commissioner Renzi asked if the referenced swale will flow into the detention. Andy Jasek stated the swale will catch the water that already is coming on this property. There is a slight swale already, so they increased the swale.

Commissioner Heinen asked the petitioner what sustainable elements they are proposing. Andy Jasek stated the whole bottom of the detention pond is natural plantings so that all the detention that is brought into the pond hopefully has a chance to be filtered through the plantings so that the water is cleaned. A lot of the impervious is concrete so it is lighter in color and less absorbent, other than asphalt. The placement of the buildings uses natural lighting from the north versus putting a lot of glass on the south side. The configuration of the building, the U-shape, maximizes the light into the building so that everyone has a view outside. All the offices do have windows that look outside. They are using a lot of natural plantings.

Commissioner Heinen stated it looks like there is a vegetated swale on the south side in between 135th Street and the parking lot. Andy Jasek stated he understood one of the difficulties with the site was the overland flow that is required. This is how they are conveying it over the land and getting it to the south and into the pond. Commissioner Heinen felt it would be nice to incorporate either a bioswale or vegetative swale into the parking lot so that there is a "first flush" treated within the bioswale before the storm water enters the storm water management facility and also the floodplain area. He would like to see a little more green technology involved with the site as he felt it was a little deficient. A discussion followed.

Commissioner Sanders asked if the water from this site would be released in outflow pipes to the East Norman Drain. Village Engineer Eickholtz stated that was correct. Commissioner Sanders asked if Village Engineer Eickholtz knew the drop in elevation from that point to where the East Norman Drain reaches the DuPage River. Village Engineer Eickholtz did not know the elevation. Commissioner Sanders stated it looks like more water will be detained on the site with this project than the existing fields detain right now.

Commissioner Seggebruch asked if the detention would be wet. Village Engineer Eickholtz stated it would be dry bottom and really flat. A discussion followed.

Commissioner Seggebruch had a question about the handicap parking. He saw 5 spots and stated the minimum is 6. He felt possibly one spot should be back by the maintenance building.

There was a discussion about the west drive aisle and routine deliveries.

Commissioner Renzi asked if the north end parking could be converted to a loading area. It was stated a loading area is not being required. Commissioner Renzi asked if that would be a variance for not meeting the loading dock requirement. Planner Schwarz stated the campus as a PUD can grant relief. The designated loading berth requirement is a strict requirement of the Zoning Ordinance. Staff believes it is met through the drive aisles. The intent is that there is a place to deliver without blocking anyone. This is not a retail area and goods are not coming every day. Staff is comfortable if the applicant designates one drive aisle on the plan as the "designated" loading berth. If the Commission wants that itemized as a variance to the code, staff can do that.

Commissioner Kiefer inquired if there had been any inquiries about the training tower. Planner Schwarz stated letters had been sent to all adjacent property owners, including the two residential properties to the north of the site. He further stated he has not received any phone calls and did not believe the Planning Division has received any inquiries regarding this case.

The variance for the training tower is from the maximum of 35' to 53.5". It is necessary because the applicant needs multiple stories to do training. Staff does not have an issue with it.

Commissioner Seggebruch asked the height of the cell tower presently on the site. Jon Stratton from the Fire Department stated it was around 90'. Planner Schwarz stated there is a lease from prior property owners. As part of this subdivision, the

applicant would need to maintain the existing easement to the tower. Commissioner Seggebruch asked if the Fire District has any rights to add any of their equipment on the tower. Jon Stratton stated they cannot add equipment at this time.

Commissioner Sanders asked the typical hours of operation and what direction would most of the people attending the classes come from. John Stratton stated they have talked to Joliet Jr. College and College of DuPage. He felt Rt. 59 and 135th Street would be the major way of coming in and out of the complex. The training hours would be 8:00 a.m. to 5:00 p.m. They do some week-end classes. They also do training with the Homeland Security people and a lot of those individuals live in the community.

Commissioner Renzi asked what steps will be taken to get the buildings to match what is already there. Andy Jasek replied that they are going to attempt to over-build the flat roof of the residential portion to give the same single sloped roof appearance. There are some problematic composite panels on that building that need to be removed. They are going to put another metal skin on it and those colors will match more of the earth tone colors. Right now it is a light gray and dark gray brick with maroon accents. They do not know what the budget will support.

At 8:00 p.m. Commissioner Heinen made a motion that the Plan Commission recommend to the Village Board approval of the annexation of the subject territory to the Village of Plainfield, for the Plainfield Fire Protection District's Fire Station #2 and Headquarters Campus located on the north side of 135th Street, east of Illinois Route. 59.

Commissioner Seggebruch seconded the motion.

Chairman Sobkoviak called for a vote by roll call.

Aye: Sanders, Kiefer, Seggebruch, Heinen, Renzi, Chairman Sobkoviak
Nay: 0

The motions is carried 6:0

At 8:01 p.m. Commissioner Heinen made a motion that the Plan Commission adopt staff's findings of fact and recommend to the Village Board approval of the rezoning from the default R-1 District to the B-3 District on the east parcel, for the Plainfield Fire Protection District's Fire Station #2 and Headquarters Campus located on the north side of 135th Street, east of Illinois Route 59.

Commissioner Sanders seconded the motion.

Chairman Sobkoviak called for a vote by roll call.

Aye: Kiefer, Seggebruch, Heinen, Renzi, Sanders, Chairman Sobkoviak
Nay: 0

The motion is carried 6:0

At 8:02 p.m. Commissioner Heinen made a motion that the Plan Commission adopt staff's findings of fact and recommend to the Village Board approval of the Special Use for a Planned Development, for the Plainfield Fire Protection District's Fire Station No. 2 and Headquarters Campus located on the north side of 135th Street, east of Illinois Route 59, subject to the following stipulation:

- 1. Subject to the Village Planner's approval of a Statement of Intent and Agreement (SIA) for the proposed Planned Development.**

Commissioner Kiefer seconded the motion.

Chairman Sobkoviak called for a vote by roll call.

Aye: Seggebruch, Heinen, Renzi, Sanders, Kiefer, Chairman Sobkoviak
Nay: 0

The motion is carried 3:0

At 8:03 p.m. Commissioner Renzi made a motion that the Plan Commission recommend to the Village Board approval of the Site Plan Review documents for the Plainfield Fire Protection District's Fire Station No. 2 and Headquarters Campus, located on the north side of 135th Street, east of Illinois Route 59, subject to the following stipulations:

1. Subject to the requirements of the Village Engineer;
2. Subject to the requirements of the Plainfield Fire Protection District;
3. Subject to the requirements of the Village Building Official;
4. Subject to staff's technical review.

Commissioner Seggebruch seconded the motion.

Chairman Sobkoviak called for a vote by roll call.

Aye: Heinen, Renzi, Sanders, Kiefer, Seggebruch, Chairman Sobkoviak
Nay: 0

The motion is carried 6:0

At 8:04 p.m. Commissioner Seggebruch made a motion that the Plan Commission recommend to the Village Board approval of the Preliminary and Final Plat of Subdivision, for the Plainfield Fire Protection District Subdivision, for the Plainfield Fire Protection District's Fire Station #2 and Headquarters Campus, located on the north side of 135th Street, east of Illinois Route 59, subject to the following stipulations;

1. Subject to the requirements of the Village Engineer;
2. Subject to the requirements of the Plainfield Fire Protection District;
3. Subject to staff's technical review.

Commissioner Sanders seconded the motion.

Chairman Sobkoviak called for a vote by roll call.

Aye: Renzi, Sanders, Kiefer, Seggebruch, Heinen, Chairman Sobkoviak
Nay: 0

The motion is carried 6:0.

NEW BUSINESS:

None

DISCUSSION:

Commissioner Renzi questioned the completed of the bike path on the south side of 135th Street. Planner Schwarz stated he had recently had a discussion with the Park District about this. When the Meijer project came in, the Park District did ask Meijer to provide more bike path off site than what was required and there was difficulty in providing the missing gap.

Commissioner Renzi asked about the zoning interpretation in front of the Village Board that was mentioned during the Development Report. He stated this did not go before the Zoning Board of Appeals so he wondered how a person would get a zoning interpretation rather than having to file a zoning variance. Planner Schwarz stated a variance is very specific and defined under the Zoning Ordinance. A variance is relief, waiving, or modifying a requirement. Sometimes if there is a gray area in the Zoning Ordinance, the Village Planner, at his discretion, can send items for clarification to the Village Board since they adopt the ordinance.

ADJOURN:

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

Respectfully Submitted

Carol Millan
Recording Secretary