



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

DATE: JULY 7, 2009

LOCATION: Village Hall

Chairman Sobkoviak called the meeting of the Plan Commission to order at 7:12 p.m.

ROLL CALL:

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

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

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

APPROVAL OF MINUTES:

The June 16, 2009 minutes were accepted as presented.

DEVELOPMENT REPORT:

Village Planner Garrigan summarized what had transpired at the 7/6/09 Village Board meeting.

OLD BUSINESS:

None

NEW BUSINESS:

CASE: 1471-060309.MC PLAINFIELD SCHOOL OF MUSIC

Request: Major Change to PD (*Public Hearing*)

Location: 143rd Street and Coil Plus

Applicant: D.C. Crossroads Properties, LLC

TIME: 7:13 p.m.

Village Planner Garrigan summarized the staff report. He stated this is a public hearing and the case has been posted and published per Village Ordinance and State Statute. He stated this is a major change to the Planned Development. He gave a brief history of the approval of the Planned Development. The applicant wishes to have the major change to allow a music school. Currently the property contains several businesses. The building is approximately 31,000 sq. ft. and the applicant is requesting approximately 1,700 sq. ft. for the music school. The applicant will be taking a portion of the previous Carquest location, which has been vacated by Carquest. A business called Bounce U Up is taking up the majority of the previous Carquest space. Currently, the Plainfield School of Music is located in Downtown Plainfield. There will be sufficient parking for the proposed music school.

Village Planner Garrigan summarized the seven findings of fact for a major change. He stated 4 of the findings are favorable, 1 is unfavorable, and 2 are neutral. Staff recommends approval of the major change to the Planned Development to permit a music school. He concluded his report.

Chairman Sobkoviak asked Village Engineer Eickholtz if there were any issues that would change this property so that it could not be used as light industrial in the future. Village Engineer Eickholtz stated there were no issues.

Chairman Sobkoviak swore in the petitioners. Glenn Chudacoff spoke. He is the developer of the property and current owner. He stated the uses up and down 143rd Street are generally becoming orientated towards student and amusement uses.

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

Commissioner Renzi had concerns and questions about the required parking. He felt the expansion of the Bounce U Up facility would require additional parking.

Chris Ptacek was sworn in by Chairman Sobkoviak and spoke. He is the owner of the Plainfield School of Music. Presently, there is a maximum of 4 teachers at any one time. They are planning for the future with a maximum of 8 teachers. Most of their students are dropped off or ride bicycles, etc. and use instruments provided by the school. There are usually 3 to 5 cars at the most.

Commissioner Renzi asked Petitioner Ptacek the hours of operation. Petitioner Ptacek stated during the school year their hours of operation are between 4:00 p.m. and 7:30 or 8:00 p.m. They will offer early lessons for adult students, but that is very rare. In the summer they have been opening up around 12:00. It is very, very light in the early hours. There will not be any Sunday hours. If they were to do Saturday hours it would only be for small ensembles. There would not be regular lessons on Saturdays.

Commissioner Renzi had a concern with the overlap parking from the volleyball facility. Petitioner Chudacoff stated they have sold and no longer own the building to the west that houses the volleyball academy. It is not part of the petitioner's property or parking area. The petitioner has had discussions with the volleyball academy that they can use some of the petitioner's parking if the petitioner is not using it and vice versa. The people using the volleyball academy do not have a right to park on the petitioner's property at any given point. The Bounce U Up expansion has not yet been completed. No leases have been executed and they are presently in discussion. Their expansion, they say, will not increase their parking requirements. It is to put additional inflatables in their operation to allow for more opportunities for kids to play on more equipment. Bounce U Up is excited about the synergy between the two uses. Petitioner Chudacoff is not concerned about parking issues. Commissioner Renzi was satisfied.

At 7:32 p.m. Commissioner Kiefer made a motion that the Plan Commission adopt staff's findings of fact and recommend approval of the request for a major change to the Planned Development known as Crossroads Business Center to permit a music school 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.**

Commissioner Sanders seconded the motion.

Chairman Sobkoviak called for a vote by roll call.

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

The motion is carried 4:0.

CASE: 1473-062909.CP
Request: Concept Plan Review
Location: 23752 W. 135th Street
Applicant: Plainfield Fire Protection District

**PLFD. FIRE STATION #2 &
ADMINISTRATIVE CAMPUS**

TIME: 7:33 p.m.

Planner Schwarz summarized the staff report. This is a concept plan. Part of the site is unincorporated and would need to be annexed. The site is 17.5 acres on the north side of 135th Street, east of Route 59. Two tax parcels are involved. Planner Schwarz gave the zoning for the area. It is currently commercial. Currently the existing fire station #2, a vacant, single-family home, a barn building, a metal storage building, a cell tower, as well as a heavily wooded area compose the site. The site plan consists of a new 13,650 sq. ft. fire station, relocation of the 2,000 sq. ft. metal storage building, the demolition of the existing single-family home and frame barn with garage, and construction of a new 35,000 sq. ft. multi-story administration and training facility. There will also be a 50' tall training tower at the back of the site and 131 new parking spaces. The project is consistent with the Comprehensive Plan. The applicant has avoided the existing floodplain area on the site and is proposing a naturalized detention area to the east of the campus.

There are two existing driveways that serve Fire Station #2 and essentially the new driveways would fall generally in the area of those two driveways with minor adjustments based on engineering requirements. Generally it is a flat property, but does have a variety of topography. There is a drop-off from 624' above sea level in the far northwest corner of the site to 608' at the east property line. It does drop off a bit towards the creek. The East Norman Drain transverses the east property line from north to south and is a tributary to the DuPage River. The existing property is currently serviced with utilities and the utilities would need to be extended to serve the new buildings. The administrative and training building is generally a residential style of architecture with materials mainly of brick with stone or stone veneer wainscot below the window line. The architecture does depict several sloping roofs that consist of standing seam metal roof panels. There is a stone or stone veneer accent wall located outside the main entrance. He showed slides of the various views of the site. There would be an addition put onto the existing fire station so it could be modified for use as a maintenance building. There is a lower level walk-out proposed for the main administration building which would overlook the naturalized detention pond.

Planner Schwarz stated the staff report indicated there is a 13,650 sq. ft. administrative building, and it should have indicated a 35,000 sq. ft. administration and training building. He also stated instead of the 68 total parking spaces indicated in the staff report it should be 117 parking spaces. He further stated the staff report indicated there would be a surplus of 63 parking spaces, which should be 14 surplus parking spaces. This does comply with the Village's minimum requirements. The Zoning Ordinance requires one 12' x 65' loading bay for the administration and training facility, and that is met with the large loading area shown at the northwest corner of the building.

There are two vehicular access points on 135th Street. Internal traffic circulation is provided by a private access drive. There are two-way drive-aisles within the two proposed parking lots. A 17' R.O.W. dedication will be required along the north side of 135th Street. This will be taken care of during the Preliminary/Final Plat of Subdivision. No landscape plan is required to be submitted with the Concept Plan, but there would be a requirement for a 15' buffer yard along the north property line. A photometric plan will be required at the time of Site Plan Review. A trash enclosure is provided. Signage will be reviewed during the Sign Permit Application process.

Public Works has indicated that there would be a need for a sidewalk extension on the north side of 135th Street along the frontage of the property to connect with the existing sidewalk serving the Menards building. The School and Park District have not corresponded at this time because it is a Concept Plan Review. There are no issues in terms of impact fees or anything such as that.

Staff has identified only one minor issue. There is a heavily wooded area near the center of the site. It would appear most of those trees would need to be lost because of the campus being contemplated, but staff would work directly with the petitioner to see if there are any trees that could be preserved. New landscaping would be provided at the perimeter of the site.

Staff recommends approval of the Concept Plan. Planner Schwarz concluded his report.

Chairman Sobkoviak asked Village Engineer Eickholtz if there are any engineering issues that have been identified at this time. Village Engineer Eickholtz stated as Planner Schwarz mentioned the engineering has not yet been submitted. They did meet with the design engineer and a few items were identified. One of the items would be the floodplain and the other would be the dedication of 17' R.O.W. and utilities. The design engineer indicated that they do intend to remain outside of the floodplain. The 135th Street does need some additional R.O.W. and they did agree to dedicate the needed R.O.W. for that area. They are in coordination with Public Works right now. There are sanitary and water lines close by so there should not be any major concerns.

Chairman Sobkoviak swore in the representatives for the Fire District, Jon Stratton and Andy Jasek with FGM Architects. Jon Stratton spoke first. He gave a history of the different locations for the fire station. He stated they are pretty proud of their plan. He stated staff has been great to work with. He stated he personally went and talked to the residents to the north and told them what the Fire District plans to do. There was some concern with the training tower. He said when it comes to the training tower they will sit down with the residents and talk about it to make it work for everyone. He said whatever they need to do to make the sewer and water work is no problem. He stated there are quite a few colleges that want to team up with the Fire District as far as the training facility, which will be statewide.

Andy Jasek spoke next. He showed some slides depicting the site plan. He stated the monies for this project were allocated in a previous referendum 4 years ago. He stated the Fire District Board has given them approval to go ahead with the design. There is still discussion as to what will be built first. As soon as they can get the drawings completed and get pricing, the Fire District Board will decide whether they can afford it all right now, etc. He stated there will be no structures in the floodplain. He stated they are proposing a 6' berm with plantings along most of the north property line. They hope to have that built first. Presently there are 4 curb cuts off of 135th street, two for fire station #2, one for a cell tower, and one for the drive into the residence. They are actually taking it from 4 to 2 curb cuts. They have a registered landscape architect on staff. They already have an arborist involved. They have performed a tree survey. They have identified a few trees that they will save. They probably, because of cost, will not move any of the trees. They will have to replant. They will follow all of the requirements of the tree survey. The Fire District is planning for future growth.

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.

Chairman Sobkoviak wanted the parking requirements reviewed again to make sure there is enough parking on site to accommodate people coming to the training facility. He further stated 135th Street is not a place where you can park cars.

Commissioner Sanders stated the east Norman drain sometimes has volume and velocity and asked Village Engineer Eickholtz if this would be improved with having the detention facility. Village Engineer Eickholtz stated the petitioner will not impact this because they are staying out of the floodplain. They are providing detention for the impervious areas so they will slow the amount of water that generates off of their site into the Norman Drain. He did not see how this would affect that particular area. Petitioner Jasek stated he did not think they would make this any better, but they would not make it any worse either.

Commissioner Heinen asked if there were any anticipated improvements on 135th Street and if there are any issues with the existing culvert under the road. Village Engineer Eickholtz stated the Meijers store had improved 135th Street when they came in and he believes there is some recapture associated with the work they had done. He thought the Fire Department would be required to be a participant in that. The only improvement he was aware of is the sidewalk and the dedication of R.O.W. on the north side of 135th Street.

Commissioner Heinen asked who has jurisdiction on 135th Street. Village Engineer Eickholtz stated where the property line ends for the Meijer Store that would be the Village. Further east he believed it would be Plainfield Township. Commissioner Heinen asked if the township was approached on these access points to get confirmation or approval. Village Engineer Eickholtz stated the fire station is presently within the Village of Plainfield.

Commissioner Heinen asked if any site sustainable initiatives with the site plan were used. Petitioner Jasek stated it was summarized in the master plan report. Obviously, the naturalized detention is one of the initiatives. They have oriented the building and done things with roofs to capture northern light. They do incorporate all of that into the design. He did not think there would be solar panels or wind turbines. They do use sustainable practices in all of their designs.

Commissioner Heinen asked if they thought about incorporating certain types of bioswales within the parking fields. He said it can eliminate some storm sewers so that the cost can be reduced, but also filter the water through the bioswale.

Commissioner Renzi also felt it was a lot of pavement to be put down right next to the greenway. He wondered if the petitioner could talk with the Park District to see if there could be some sort of a conservation easement in favor of the Park District. Commissioner Renzi wondered if the Norman drain was ever dry. Village Engineer Eickholtz stated it was his recollection there is usually some water in it. Commissioner Renzi felt it could be a nice opportunity to expand some of the greenway. Planner Schwarz stated this area is designated as a greenway in the Future Land Use Map, but in terms of pedestrian access the only thing in the Open Space and Trail Plan is the continuation of the existing paved, 10' asphalt path on the south side of 135th Street. That would not be an obligation of this development, which is on the north side of the street. Commissioner Renzi felt it was a lot of floodplain that could possibly have some purpose.

Commissioner Sanders stated there is no pedestrian bicycle safe passage to Eaton Preserve either from the east or the west. He felt as more development comes in with more usage it is one of the most dangerous stretches of road when it comes to bicyclists and pedestrians even trying to get over the bridge. Planner Schwarz stated the long term plan is to continue the existing path that stops just to the west of the Eaton Preserve and bring it further east. Also, further east is the DuPage River Trail.

Commissioner Renzi went over the parking spaces. Petitioner Jasek showed the parking spaces on a slide depicting the site plan. He further stated they would look at the parking again, but they have looked at it many times and feel very confident that what they have will work now and in the future.

Chairman Sobkoviak asked if the Commission was comfortable with the loss of some trees. The architect has indicated that they do intend to replace the lost trees. The Commission seemed to be comfortable with that.

Commissioner Heinen asked what the height of the tower would be. Petitioner Jasek stated it would be 5 stories at the most, 50'. Jon Stratton stated they would like to go with concrete. Petitioner Jasek stated there are actually national manufacturers that specialize in training towers so they have all the amenities and all the repelling points. They are made out of metal so they can withstand the fire, smoke, etc.

Commissioner Kiefer asked if there was anything in the adjacent area that is 50' tall. Chairman Sobkoviak mentioned a tower on 143rd Street. A discussion about the tower followed. Commissioner Kiefer mentioned that the petitioner had previously mentioned that the tower was a concern of the neighbors to the north. Chairman Sobkoviak asked how far from the lot line or the residences would this tower be located. Petitioner Jasek stated it would be about 250' away. Chairman Sobkoviak mentioned in between that would be a 6' berm with plantings on top.

Commissioner Renzi compared the height of the Village Center Concept Plan. Planner Schwarz stated that would be 5 stories. He thought the overall height was around 70' and maybe 80'. He stated the grain elevator would be the tallest building. Planner Schwarz stated it is approximately 255' from the north wall of the training tower to the property line, plus a 6' berm. Commissioner Renzi felt there would be a need for a 50' training tower since some of the approved buildings are that height. He felt maybe a closer look should be taken at the screening trying to figure out site lines, etc. Planner Schwarz also pointed out the topography of the site since there is a 16' grade difference.

Commissioner Renzi had no problems with the building materials or the contemporary design. He thought it looks nice.

Commissioner Schrack asked that the petitioner contact the Plainfield Park District. He felt a lot of things on this lot are useable. As part of the Eaton Preservation Group, he would like to see that the petitioner reach out to the Park District to see if they would like to develop that into prairie like what they are trying to do at the Eaton Preserve right now. He felt it was a good opportunity also for the Fire Department. They would not have to water. It would be natural vegetation. He felt it would be a nice progression for that area.

Petitioner Stratton said they would reach out to the other entities.

At 8:25 p.m. Commissioner Renzi made a motion that the Plan Commission recommend approval of the Concept Plan for the Plainfield Fire Protection District's Fire Station No. 2 and Administrative Campus located on the north side of 135th Street, east of Illinois Route 59.

Commission Kiefer seconded the motion.

Chairman Sobkoviak called for a vote by roll call.

Aye: Sanders, Kiefer, Renzi, Chairman Sobkoviak

Nay: 0

The motion is carried 4:0

Since there was no further business before the Commission, Chairman Sobkoviak adjourned the meeting at 8:26 p.m.

Respectfully Submitted

Carol Millan
Recording Secretary