Zoning Board of Appeals & Plan Commission
Tuesday, November 17, 2020
7:00 PM
Village Boardroom
24401 W. Lockport Street
Plainfield, IL 60544
Agenda

ZONING BOARD OF APPEALS

A. CALL TO ORDER, PLEDGE TO THE FLAG, ROLL CALL

B. APPROVAL OF MINUTES

Approval of the Minutes of the Zoning Board of Appeals held on August 4, 2020 and November 3, 2020.
08-04-2020 ZBA Minutes.pdf
11-03-2020 ZBA Minutes.pdf

C. PUBLIC COMMENTS

• Please email public comments to publiccomments@goplainfield.com, please note PUBLIC COMMENTS - ZONING BOARD OF APPEALS in the email subject line. Comments must be received by Tuesday, November 17, 2020 at 3:00 p.m.
• Village Meetings are livestreamed on the Village's Website - https://plainfield-il.org/pages/agendasmeetings, click "in progress" when available.
• Live meetings are broadcast on Comcast Channel 6 and AT&T U-verse Channel 99.

D. DEVELOPMENT REPORT

E. OLD BUSINESS

CASE NUMBER: 1899-100820.VAR
REQUEST: Variance (Public Hearing)
LOCATION: 16258 S. Howard St.
APPLICANT(S): Trista Countryman
Please email public comments to publiccomments@goplainfield.com, please note PUBLIC HEARING COMMENTS - ZONING BOARD OF APPEALS in the email subject line.

Comments must be received by Tuesday, November 17, 2020 at 3:00 p.m.
Howard St. Staff Report
Exhibits Howard St.

F. NEW BUSINESS

G. DISCUSSION

H. ADJOURN

PLAN COMMISSION

A. CALL TO ORDER, ROLL CALL

B. APPROVAL OF MINUTES

Approval of the Minutes of the Plan Commission meeting held on October 20, 2020 and November 3, 2020.
10-20-2020 Plan Commission Minutes.pdf
11-03-2020 Plan Commission Minutes.pdf

C. PUBLIC COMMENTS

• Please email public comments to publiccomments@goplainfield.com, please note PUBLIC COMMENTS - PLAN COMMISSION in the email subject line. Comments must be received by Tuesday, November 17, 2020 at 3:00 p.m.
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• Live meetings are broadcast on Comcast Channel 6 and AT&T U-verse Channel 99.

D. DEVELOPMENT REPORT

E. OLD BUSINESS

CASE NUMBER: 1898-100820.SU
REQUEST: Special Use (Public Hearing)
LOCATION: 23253 W. Renwick Rd.
APPLICANT(S): John Quinn
Please email public comments to publiccomments@goplainfield.com, please note PUBLIC HEARING COMMENTS - PLAN COMMISSION in the email subject line. Comments must be received by Tuesday, November 17, 2020 at 3:00 p.m.
Camp Bow Wow Staff Report and Plans

F. NEW BUSINESS

CASE NUMBER: 1892-083120.PP.FP
REQUEST: Preliminary/Final Plat of Subdivision
LOCATION: Van Dyke Road/Depot Drive

APPLICANTS: Northern Builders, Inc.
Plainfield Business Park Staff Report
Plainfield Business Park Plat
Plan Commission & Zoning Board of Appeals Meeting Schedule for 2021.
2021 Plan Commission and Zoning Board of Appeals Schedule

G. DISCUSSION

H. ADJOURN

REMINDERS -
November 26th-27th - Village Offices Closed
December 7th - Village Board at 7:00 p.m.
December 8th - Plan Commission at 7:00 p.m.

Zoning Board of Appeals
Record of Minutes

Date: August 4, 2020 Location: Village Hall (Zoom Meeting)

CALL TO ORDER, PLEDGE & ROLL CALL
Chairman Kiefer called the Zoning Board of Appeals meeting to order at 7:00 p.m. and led the Pledge.

ROLL CALL: Commissioners Heinen, Minnis, Renzi, Ruane, Seggebruch, Womack and Chairman Kiefer were present.

OTHERS PRESENT: Jessica Gal, Associate Planner; and Jonathan Proulx, Director of Planning

APPROVAL OF MINUTES
The minutes of the Zoning Board of Appeals dated January 7, 2020 were approved as amended.

PUBLIC COMMENTS
Chairman Kiefer asked staff if any public comments were received. Mr. Proulx stated no public comments were received.

DEVELOPMENT REPORT
Mr. Proulx provided an update of the following cases: PACE Maintenance Garage, Encore Car Wash, and Zoning Code Text Amendments.

OLD BUSINESS
No Old Business.

NEW BUSINESS
Case No. 1885-071520.VAR 16605 S. Mueller Cir. Sean Reynolds
Ms. Gal stated the applicant is seeking a variance to install a 4-foot, open-style aluminum fence approximately 20 feet into the corner side yard of their property. The proposed fence would extend in order to connect to an existing decorative perimeter fence located along Drauden Road.

Ms. Gal reviewed the finding of facts in the staff report dated July 30, 2020. Ms. Gal concluded Staff believes that granting a variance in this case would not alter the essential character of this neighborhood and would not be a detriment to adjacent property. Staff finds the proposed fence encroachment to be a logical request to connect to an existing decorative fence and enclose a yard that is adjacent to two busier roadways. In advance to public hearing and discussion from the Zoning Board of Appeals, staff recommends approval.

Chairman Kiefer swore in Sean Reynolds, applicant.

Chairman Kiefer stated no public comments were received via email.

Commissioner Heinen asked staff if the proposed fence will be an open face fence. Ms. Gal stated the fence will be an open style aluminum fence. Commissioner Heinen stated that this variance makes sense because of the existing fence location.

Commissioner Minnis agrees with that this variance makes sense because of the existing fence location.

Commissioner Renzi asked who is responsible to the maintenance to of the current fence and landscape around the sign. Mr. Reynolds stated the Homeowners Association (HOA). Commissioner Renzi asked if the HOA maintains the rear landscape of the existing fence and if so, how will they continue to do so. Mr. Reynolds stated there will be gate for them to access the property to continue to maintain it. Commissioner Renzi asked if the HOA has reviewed the applicants proposed fence. Mr. Reynolds indicated the HOA has approved his fence proposal. Commissioner Renzi asked if the fence will match the HOA fence. Mr. Reynolds stated the style will not match since the HOA fence is cedar.

Commissioner Ruane asked if there an agreement with the applicant and the HOA to have the HOA to continue the maintain the bushes on the rear of the fence. Mr. Reynolds stated there is currently not, but one can be presented to the HOA. Commissioner Ruane asked if the applicant was aware that there would be a fence restriction when he purchased the home. Mr. Reynolds stated he was not. Commissioner Ruane asked fs the home was new construction. Mr. Reynolds stated it was a builder model he purchased. Commissioner Ruane asked the applicant to explain # 6 in his letter. Mr. Reynolds stated he was referring another property in Springbank with a similar lot. Commissioner Ruane asked staff if at anytime can the owner change the fence from an open fence to a privacy fence. Mr. Proulx stated the style of fence is not a stipulation but is a consideration in the findings and it is an understanding that the applicant should not deviate from what was proposed. Commissioner Ruane indicated one of the reasons he supports this request is because it is an open fence.

Commissioner Seggebruch asked how tall is the existing HOA fence. Mr. Reynolds stated 5 feet. Commissioner Seggebruch asked if the bushes are behind the fence. Mr. Reynolds confirmed. Commissioner Seggebruch asked if the applicant if they have been maintaining the lawn up to the HOA landscaping. Mr. Reynolds confirmed. Commissioner asked if the applicant's fence will terminate at the masonry pillar. Mr. Reynolds confirmed. Commissioner Seggebruch asked how far the fence will be away for the sidewalk. Mr. Reynolds stated approximately 8 feet.

Commissioner Womack stated he has no additional comments and will support the request.

Commissioner Minnis made a motion to adopt the findings of fact of staff as the findings of fact of the Zoning Board of Appeals and recommend approval of a variance to permit a fence up to 20 feet into the corner side yard for the property located at 16605 S. Mueller Circle.

Seconded by Commissioner Renzi. Vote by roll call: Heinen, yes; Ruane, yes; Seggebruch, yes; Womack, yes; Renzi, yes; Minnis, yes; Kiefer, yes. Motion carried 7-0.

Commissioner Renzi suggested the applicant work with the HOA to get an agreement of maintenance for the landscaping. Mr. Reynolds stated if the proposed fence would have been built per code the fence would have split the existing landscaping. Mr. Proulx indicated the ability to maintain the landscape easement but if the area was not maintained the Village would cite the HOA to maintain. Chairman Kiefer stated the applicant will have two gates to allow the HOA to maintain the area.

DISCUSSION

Commissioner Ruane suggested that the Village require a fence easement on the plats, so homeowners are aware of the fence restrictions on corner lots. Commissioner Ruane is hoping that if this will lessen the number of fence variance request the Village receives. Chairman Kiefer also pointed out that an HOA could be more restrictive then the Village code, as seen in a previous case.

ADJOURN
Zoning Board of Appeals meeting adjourned at 7:33 p.m.

Respectfully submitted by
Tracey Erickson
Recording Secretary

Zoning Board of Appeals
Record of Minutes

Date: November 3, 2020 Location: Village Hall (Zoom Meeting)

CALL TO ORDER, PLEDGE & ROLL CALL
Chairman Kiefer called the Zoning Board of Appeals meeting to order at 7:00 p.m. and led the Pledge.

ROLL CALL: Commissioners Heinen, Minnis, Ruane, Womack, and Chairman Kiefer were present. Commissioners Renzi and Seggebruch were absent.

OTHERS PRESENT: Jonathan Proulx, Director of Planning

PUBLIC COMMENTS
Chairman Kiefer stated no public comments were received via email.

DEVELOPMENT REPORT
No Report.

OLD BUSINESS
No Old Business.

NEW BUSINESS
Case No. 1899-100820.VAR 16258 S. Howard St. Trista Countryman
Commissioner Minnis made a motion to we open the Public Hearing for the requested variance for 16258 S. Howard St. and continue the Public Hearing to the November 17, 2020 meeting of the Zoning Board of Appeals.

Second by Commissioner Heinen. Vote by roll call: Ruane, yes; Womack, yes; Heinen, yes; Minnis, yes; Kiefer, yes. Motion carried 5-0.

DISCUSSION
No Discussion.

ADJOURN
Zoning Board of Appeals meeting adjourned at 7:03 p.m.

Respectfully submitted by
Tracey Erickson
Recording Secretary

Michael P. Collins
PRESIDENT

Michelle Gibas
VILLAGE CLERK

TRUSTEES
Harry Benton
Margie Bonuchi
Kevin M. Calkins
Patricia T. Kalkanis
Cally Larson
Brian Wojowski

TO: **ZONING BOARD OF APPEALS**
FROM: **JONATHAN PROULX, DIRECTOR OF PLANNING**
DATE: **NOVEMBER 13, 2020**
REGARDING: **REPORT TO THE ZONING BOARD OF APPEALS**
16258 S. HOWARD STREET FENCE VARIANCE
CASE NUMBER: 1899-100820.VAR

REQUEST: Variance (**Public Hearing**)

APPLICANT: Trista Countryman

LOCATION: 16258 S. Howard Street

ZONING: R-1 Low Density Single-Family Residential District

COMP. PLAN: *Medium Density Residential*

DISCUSSION

The applicant is seeking a variance to allow a fence in the corner side yard of their property. The fence will be a six-foot (6') vinyl privacy fence. The applicant is requesting an encroachment into the corner side yard of approximately six feet (6').

Existing Conditions/Site Context

The subject property is a 12,120 square-foot lot located on the corner Howard Street and Feeney Drive. Both streets are identified in the *Comprehesnive Plan* as "minor collector" streets. The adjacent land uses, zoning, and street classifications are as follows:

East: Single-family detached residential (unincorporated)
West: Single-family detached residential (R-1)
South: Single-family detached residential (unincorporated)
North: Single-family detached residential (R-1)

ANALYSIS

The applicant is requesting to place a six-foot (6') white privacy fence approximately six feet (6') into the corner side yard facing Feeney Drive. This corner side yard encroachment would allow the basement window well to be enclosed within the fenced area of the home. The home is set back 42 feet from Feeney Drive, well in excess of the minimum 30-foot setback. The proposed location of the fence would still fall outside of the 30-foot building setback line and would not encroach into the front yard area of the adjacent home to the west. Staff notes that the block north of Feeney Drive and east of Howard Street, as well as the blocks east and west of Howard Street south of Feeney Drive, are unincorporated and not subject to Plainfield's zoning code fence regulations.

In accordance with Section 9-33 of the Village's Zoning Ordinance, the Zoning Board of Appeals shall not recommend approval of, nor shall the Village Board grant a variance from the regulations of the Zoning Ordinance unless it makes the following findings based on the evidence presented. The petitioner is seeking relief from Section 9-86 of the Zoning Ordinance, which prohibits fences from being placed in a corner side yard. The findings are as follows:

a) *The variance is in harmony with the general purpose and intent of this Zoning Ordinance;*

As set forth in Section 9-4 of the Zoning Ordinance, the Ordinance is adopted for a number of reasons, including the purpose of protecting the public health, safety and general welfare of the Village; maintaining and promoting orderly land use patterns; protecting the quality of life for Village residents; protecting the character of existing residential neighborhoods; and implementing the Village's policies and goals, to include those of the *Comprehensive Plan.*

Staff submits that the requested six-foot (6') encroachment is harmonious with the purpose and intent of the Zoning Ordinance. While orderly land use patterns are not promoted by allowing some corner side yard fences, this encroachment is modest, still falls outside of the building setback line, does not encroach into the adjacent neighbor's front yard area and does not hinder the overall character of the neighborhood. Additionally, permitting the side yard encroachment protects and furthers the safety, welfare, and quality of life of subject property residents, by allowing them to utilize the rear and corner side yard more independently, and reducing safety risks due to busy traffic.

b) *The plight of the owner is due to unique circumstances and thus strict enforcement of the zoning ordinance would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions that are not generally found on other properties in the same zoning district;*

Staff finds several unique circumstances. The parcel is located at the corner of two minor collector streets, which typically experience higher traffic volumes than a typical residential street. Staff also notes that the isolated block within incorporated Plainfield, adjacent to blocks to the east, southeast, and south, which are unincorporated. The result is that the area is under varying fence regulations. There are several lots on the south side of Feeney Drive with fences which would otherwise be prohibited by Plainfield's regulations.

c) *The property cannot yield a reasonable use if permitted only under the conditions allowed by the Zoning Ordinance; and*

Staff believes the property could yield a reasonable use if permitted only under the conditions allowed by the Zoning Ordinance. However, staff is neutral with respect to this finding.

d) *The variance, if granted, will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.*

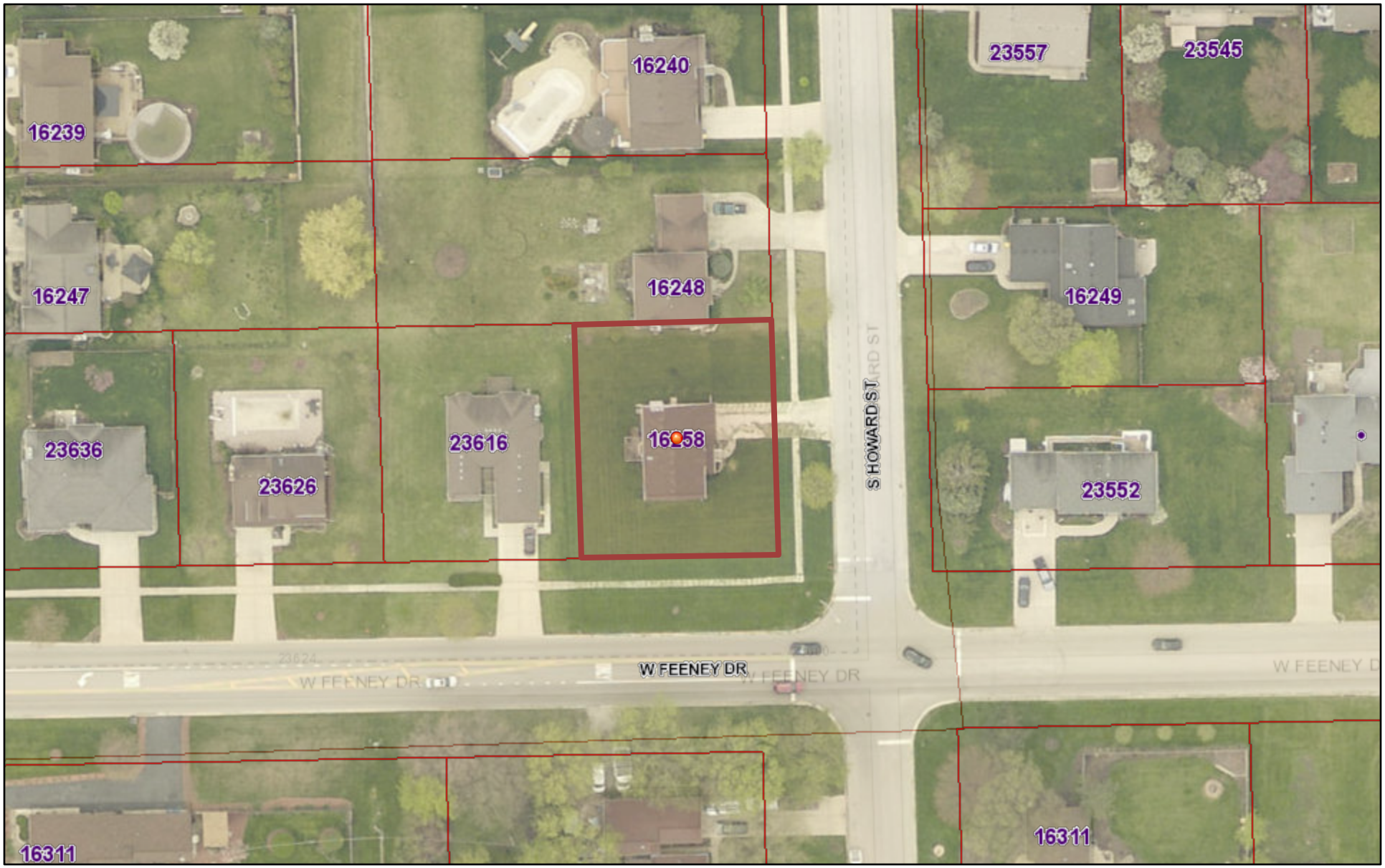
Staff believes that granting a variance in this case would not alter the essential character of this neighborhood. The proposed fence would be attractive, with only a minor deviation from the Zoning Code. The fence would remain outside of the corner side yard building setback line and would not encroach into the neighbor's front yard. The proposed fence placement would be similar to other fences on the south side of Feeney Drive in close proximity to the east and west, including the lot at the opposite corner (southeast corner of Feeney Drive and Howard Street).

RECOMMENDATION

Prior to public comment and discussion by the Zoning Board of Appeals (ZBA), staff recommends approval. Should the ZBA concur, the following motion is offered for your consideration:

I move we adopt the findings of fact of staff as the findings of fact of the Zoning Board of Appeals and recommend approval of a variance to permit a fence to be placed up to six feet (6') into the corner side yard for the property located at 16258 Howard Street.

16258 S. Howard Street - Location Map



10/14/2020, 10:20:11 AM

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

SubAddresses

Parcels

Village Address Points

EagleView: Pictometry, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

Plainfield Staff

County of Will, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | EagleView: Pictometry | Plainfield GIS | Plainfield GIS | Will County GIS | NPMS National Repository |

LEGEND	
(R) = RECORD	(NW) = NORTHWESTERLY
(M) = MEASURED	(NE) = NORTHEASTERLY
(D) = DEED	(SW) = SOUTHWESTERLY
(C) = CALCULATED	(SE) = SOUTHEASTERLY
(L) = ARC LENGTH	(RAD)= RADIUS
(CH)= CHORD	(A) = ASSUMED
(F.I.P.) = FOUND IRON PIPE	(R.O.W.) = RIGHT OF WAY
(F.I.R.) = FOUND IRON ROD	
-x-x-x-x-x-	= CHAIN LINK FENCE
-^-^-^-^-^-	= VINYL FENCE
-•-•-•-•-•-	= SPLIT RAIL FENCE
-o-o-o-o-o-	= WOOD FENCE
-□-□-□-□-□-	= METAL FENCE
P.U. & D.E.	= PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L.	= BUILDING SETBACK LINE

ARS
Surveying Service LLC
REAL ESTATE SURVEYORS
1229 LAKEVIEW COURT
ROMEOVILLE, ILLINOIS 60446
PH:(630) 226-9200 FAX: (630) 226-9234
EMAIL: SURVEY@ARSSURVEY.COM

PLAT OF SURVEY

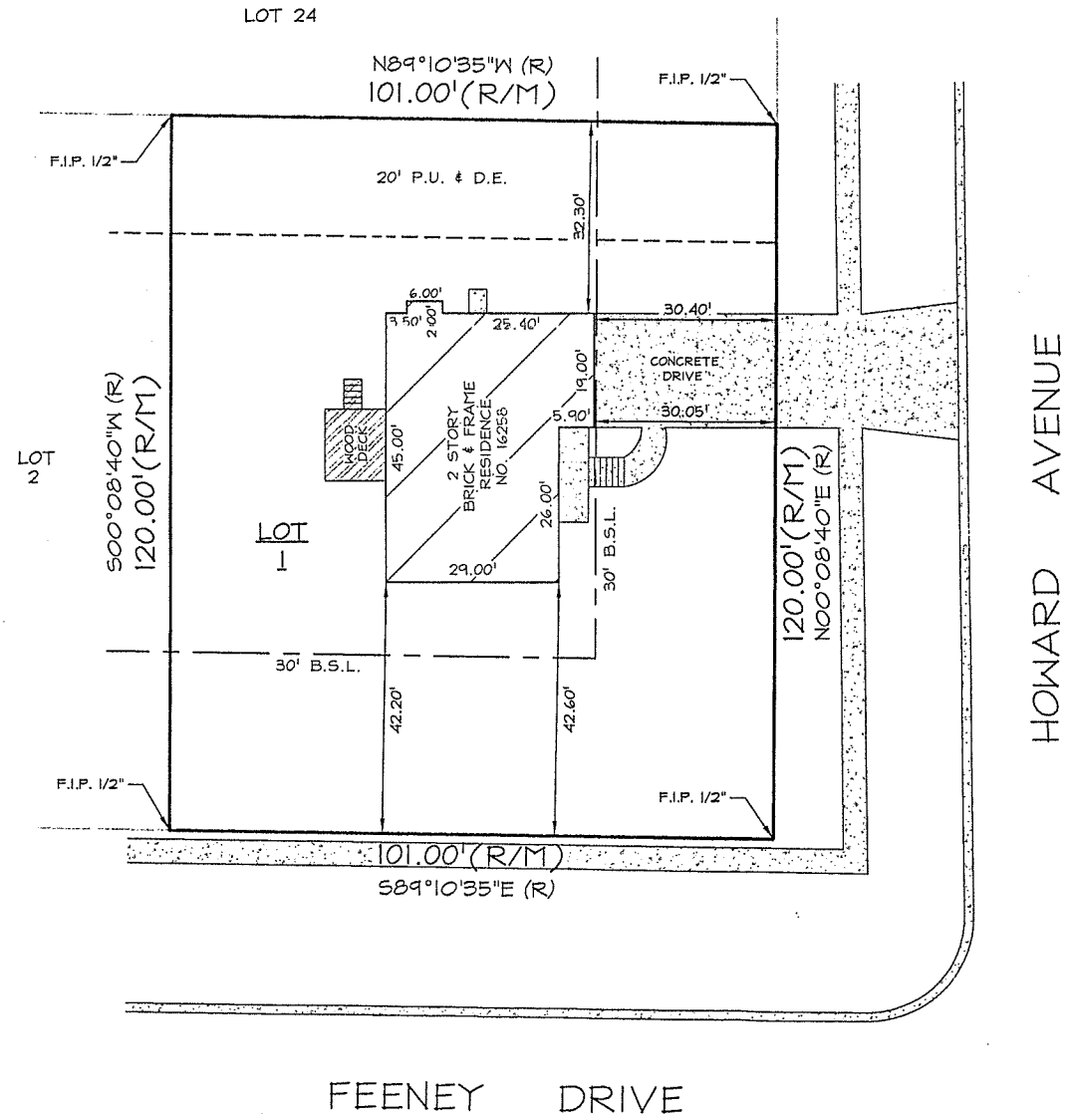
N
W E
S
SCALE: 1"=20'

BASIS OF BEARING:

WEST LINE OF HOWARD AVENUE AS MONUMENTED AND OCCUPIED PER RECORDED SUBDIVISION PLAT.
S 0°08'40" W (R)

LOT 1 IN RENWICK POINTE UNIT 2, BEING A SUBDIVISION IN PART OF THE EAST 28 RODS OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 5, 1996 AS DOCUMENT NO R96-1991, IN WILL COUNTY, ILLINOIS.

AREA OF SURVEY:
"CONTAINING 12,119 SQ. FT. 0.28 ACRES MORE OR LESS"



FEENEY DRIVE

STATE OF ILLINOIS }SS
COUNTY OF WILL

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 16TH DAY OF JULY, A.D., 2020, AT ROMEOVILLE, ILLINOIS.

MARK A. LINDSTROM
PROFESSIONAL LAND SURVEYOR NO. 35-3482 ROMEOVILLE, ILLINOIS
STATE OF ILLINOIS

Mark A. Lindstrom

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3482
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961

CLIENT FREELAND
JOB NO. 37447-20
FIELDWORK DATE. 07-14-20

LICENSE EXPIRES ON NOVEMBER 30, 2020

LEGEND	
(R) = RECORD	(NW) = NORTHWESTERLY
(M) = MEASURED	(NE) = NORTHEASTERLY
(D) = DEED	(SW) = SOUTHWESTERLY
(C) = CALCULATED	(SE) = SOUTHEASTERLY
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(CH)= CHORD	(A) = ASSUMED
(F.I.P.) = FOUND IRON PIPE	(R.O.W.) = RIGHT OF WAY
(F.I.R.) = FOUND IRON ROD	
—x—x—x—x—x—	= CHAIN LINK FENCE
—▵—▵—▵—▵—▵—	= VINYL FENCE
—▪—▪—▪—▪—▪—	= SPLIT RAIL FENCE
—○—○—○—○—○—	= WOOD FENCE
—□—□—□—□—□—	= METAL FENCE
P.U. & D.E.	= PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L.	= BUILDING SETBACK LINE

ARS Surveying Service LLC
REAL ESTATE SURVEYORS
1229 LAKEVIEW COURT
ROMEOVILLE, ILLINOIS 60446
PH:(630) 226-9200 FAX: (630) 226-9234
EMAIL: SURVEY@ARSSURVEY.COM

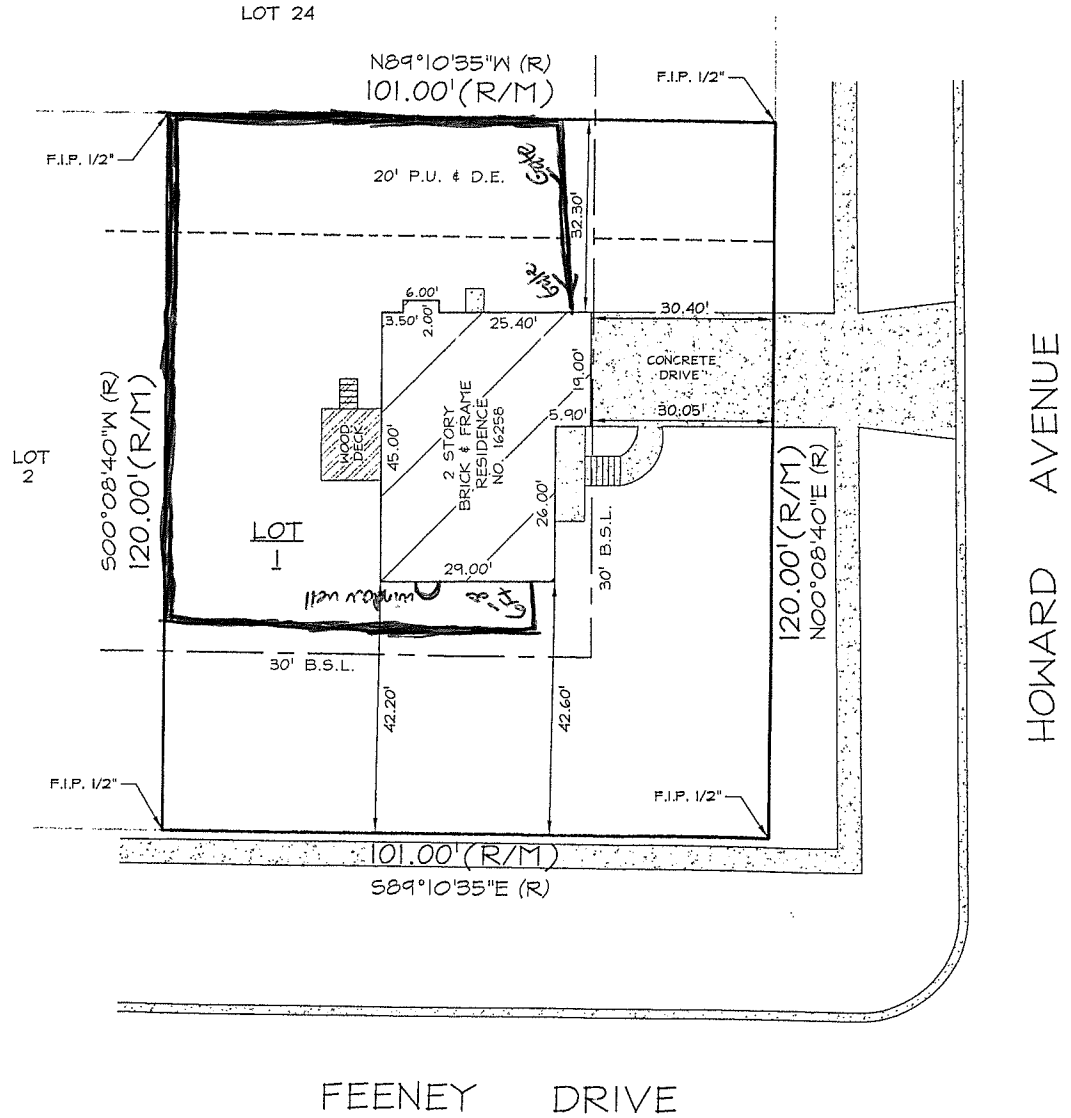
PLAT OF SURVEY

N
W E
S
SCALE: 1"=20'

BASIS OF BEARING:
WEST LINE OF HOWARD AVENUE AS MONUMENTED AND OCCUPIED PER RECORDED SUBDIVISION PLAT.
S 0°08'40" W (R)

LOT 1 IN REMWICK POINTE UNIT 2, BEING A SUBDIVISION IN PART OF THE EAST 28 RODS OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 5, 1996 AS DOCUMENT NO R96-1991, IN WILL COUNTY, ILLINOIS.

AREA OF SURVEY:
"CONTAINING 12,119 SQ. FT. 0.28 ACRES MORE OR LESS"



FEENEY DRIVE

STATE OF ILLINOIS }SS
COUNTY OF WILL

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 16TH DAY OF JULY, A.D., 2020, AT ROMEOVILLE, ILLINOIS.

MARK A. LINDSTROM
PROFESSIONAL LAND SURVEYOR
NO. 35-3482
ROMEOVILLE, ILLINOIS
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3482
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961

CLIENT FREELAND
JOB NO. 37447-20
FIELDWORK DATE. 07-14-20

LICENSE EXPIRES ON NOVEMBER 30, 2020



Plan Commission
Record of Minutes

Date: October 20, 2020 Location: Village Hall (Zoom Meeting)

CALL TO ORDER, PLEDGE, & ROLL CALL
Chairman Kiefer called the Plan Commission meeting to order at 7:00 p.m. and led the pledge to the flag.

ROLL CALL: Commissioners Heinen, Minnis, Renzi, Ruane, Seggebruch, and Chairman Kiefer were present. Commissioner Womack was absent.

OTHERS PRESENT: Jonathan Proulx, Director of Planning; Jake Melrose, Economic Development Manager; and Jessica Gal, Associate Planner.

APPROVAL OF MINUTES
The Minutes of the Plan Commission meeting held on October 6, 2020 were approved as amended.

PUBLIC COMMENTS
No Public Comments received via email.

DEVELOPMENT REPORT
Mr. Proulx provided an update on the following cases: Aurora Boundary Agreement, and Springbank Unit 10.

OLD BUSINESS
No Old Business.

NEW BUSINESS

1890-082120.SU **15009 S. ROUTE 59** **Tracey Abrams and Zeenat Mohammed**

Ms. Gal stated the applicant is seeking special use approval in order to establish a group home for senior residents at 15009 S. Route 59. The proposed use would integrate the existing residence with a building addition as a home for 10-12 residents. In accordance with Section 9-13 of the Zoning Ordinance, group homes, assisted living facilities, and nursing homes are permitted with a special use in the BT zoning district. The subject property, is located on the east side of Illinois Route 59, between Lockport Street and Illinois Route 126. The +/-15,000 square foot lot is improved with a single-family residence, constructed circa 1850, a detached garage (to be removed), and a detached shed. The parcel is within and contributes to the locally recognized East Side Historic District. The proposed group home would utilize the footprint of the existing residence for a living room, kitchen, and dining room while bedrooms would be located within a new rear building addition.

Ms. Gal reviewed the staff report date October 16, 2020. Ms. Gal In conclusion, staff submits that the proposed special use request for a group home to providing an assisted living and memory care option for aging residents is an appropriate use at the subject location. Staff feels that the applicant has provided evidence that the site can accommodate sufficient parking and an addition that would meet the needs of their business while also considering the compatibility with surrounding property. For consideration is the request for approval of a special use permit to allow a group home at this location. The applicant would be required to return before the Historic Preservation, Plan Commission, and the Village Board with final development plans. Based on the foregoing analysis, prior to public comments and direction from the Plan Commission, staff recommends approval of the requested special use permit.

Chairman Kiefer swore in Tracey Abrams, applicant. Ms. Abrams explained that this is a new service they would like to add to the services they currently offer.

Chairman Kiefer stated no Public Comments were received via email.

Commissioner Heinen stated he thinks this is a great concept. Commissioner Heinen asked if it will be for assisted living or independent living and will there be a skilled nursing component. Ms. Abrams stated per the State of Illinois this is considered Assisted Shared Living, but they will not be turning down high functioning individuals. Commissioner Heinen asked what the small structure is in the rear of the property. Ms. Gal stated it is a shed. Commissioner Ruane stated the shed is no longer there.

Commissioner Minnis stated that this business model makes sense and is comfortable with the use. Commissioner Minnis indicated that for site plan review to ensure that there is adequate parking and bathroom facilities for the residents.

Commissioner Renzi stated the he supports the use. Commissioner Renzi wanted more information regarding who will be using the parking and if the residents will have their own vehicles. Ms. Abrams stated her clients do not drive and they will be providing transportation for the clients. Commissioner Renzi asked if the Fire Protection District has provided any feedback. Chairman Kiefer stated it will be part of a future site plan review. Commissioner Renzi asked if the Historic Preservation Commission (HPC) has provided any feedback. Ms. Gal indicated this has not been formal proposed to the HPC but this has been discussed with the Chairman of the HPC.

Commissioner Ruane recused himself from the case because he has a vested interest in the property.

Commissioner Seggebruch indicated that the use seems to fit into the BTD zoning. Commissioner Seggebruch stated the parking will need to accommodate the staff, transport vehicle, and visitors. Commissioner Seggebruch asked if there will be a cross-access easement with the property to the north. Mr. Proulx stated the cross-access easement was recommended by staff for the applicant to pursue but the property to the north is for sale which may make that difficult.

Commissioner Minnis made a motion to adopt the findings of fact of staff as the findings of fact of the Plan Commission and, furthermore, recommend approval of the special use permit for a group home for up to twelve (12) residents at 15009 S. Route 59 for the business commonly known as House of Harvest LLC.

Second by Commissioner Renzi. Vote by roll call: Heinen, yes; Seggebruch, yes; Renzi, yes; Minnis, yes; Kiefer, yes. Motion carried 5-0.

1902-101420.SPR Lot 8 of The Boulevard Unit 1 55/30 Acquisitions, LLC

Mr. Melrose stated the petitioner, 55/30 Acquisitions, LLC – the Boulevard Place developer, is proposing to construct a 6,000 square foot multi-tenant building (MTB) with a drive-thru located in the Boulevard Place development at the NWC of Interstate 55 and U.S. Route 30 and is seeking site plan approval. In August of 2019, the Village approved a special use permit for a planned unit development for the Boulevard Place while reviewing a master concept plan of the project. The proposed uses of retail/restaurant and a drive-thru are permitted in the B3 Highway Business District and the approved planned unit development for the subject property.

Mr. Melrose reviewed the staff report dated October 20, 2020. Mr. Melrose concluded the site plan proposal to develop a multi-tenant building in the Boulevard Place is consistent with the Village Comprehensive Plan, the approved Boulevard Planned Unit Development and master concept plan, and prior to any comments staff recommends approval of the proposed site plan.

Chairman Kiefer swore in Mike Hackett and Tom Williams, developers.

Commissioner Seggebruch asked staff to explain the parking. Mr. Melrose indicated that the parking that is shaded will be future parking so they the commission can see the future flow of the parking and traffic. Commissioner Seggebruch is wondering if there will be a future third building in this area. Mr. Melrose confirmed. Commissioner Seggebruch asked for confirmation if the build will be 6,000 square-feet. Mr. Melrose confirmed and it will have two tenants. Commissioner Seggebruch can support the site plan.

Commissioner Ruane is concerned with the overall developments architecture, he would like to see cohesiveness throughout the development. Commissioner Ruane is concern about how this building will fit into the overall site plan. Commissioner Ruane asked if the area in front of the drive-thru is for outdoor dining. Mr. Melrose confirmed. Commissioner Ruane asked if the other units were restaurants would they have to use the other island. Mr. Melrose confirmed. Commissioner Ruane stated overall he likes the architecture and the site.

Commissioner Renzi stated that there is a lack of outdoor seating, such as for bicycles, benches, or dining. Commissioner Renzi asked staff if they are comfortable with the facades. Mr. Melrose referred to the verbiage in the Planned Unit Development (PUD) agreement which states that the main façade faces the main Boulevard Road. Commissioner Renzi asked if there was a major to the PUD what would need to happen. Mr. Melrose explained that an amendment would need to be made to the PUD and the PUD states that certain items are considered minor, which this change would be considered minor. Commissioner Renzi asked if the applicant has agreed to more landscaping. Mr. Williams stated they will continue to work with staff and explained what they are currently doing to improve that landscaping of the development. Commissioner Renzi asked what their plans are for the trash enclosure. Mr. Williams indicated that the trash enclosure will have the same look and materials as the building, and will be located on the side where you enter the drive-thru.

Commissioner Minnis indicated he is supportive of the change to the PUD and he likes the elevations and materials but wants enhanced landscaping. Commissioner Minnis agrees with the maximizing the outdoor spaces for all tenants. Commissioner Minnis indicated he would like to see the trash enclosure be concealed since it will be highly visible from the main road. Commissioner Minnis asked if there will be a change to the back building of the concept plan. Mr. Williams stated the inline retail in the back is still a work in progress because of today's climate. Commissioner Minnis asked if the design elements will change. Mr. Williams stated they will meet with their team to discuss and will get back to staff with that information. Commissioner Minnis aslo agrees that there needs to be a synergy with the overall development.

Commissioner Heinen stated he loves the architecture of the building, but we need to make sure that there is cohesiveness throughout the development. Commissioner Heinen asked staff if the PUD has architecture guidelines. Mr. Melrose stated that the PUD has the types of materials that should be used so they are high quality and staff will be ensuring that there is cohesiveness with the architecture. Mr. Melrose stated the PUD does require cohesiveness. Commissioner Heinen asked if this plan needs to be approved by Joliet. Mr. Melrose stated the Inter-governmental agreement does require Joliet's approval. Commissioner Heinen indicated that what was proposed with the curve linear will be gone and wants staff to make sure they are comfortable with the approach that is proposed.

Commissioner Renzi made a motion to recommend approval of the proposed site plan review for the Boulevard Place Multi-Tenant Building, 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;

Second by Commissioner Seggebruch. Vote by roll call: Heinen, yes; Minnis, yes; Ruane, yes; Seggebruch, yes; Renzi, yes; Kiefer, yes. Motion carried 6-0.

1901-101320.PP.FP	**Generally, south of 135th Street and east of Ridge Road**	**Hartz Construction Co. (Bob Sohl, representative)**

Mr. Proulx stated the applicant is seeking approval of a preliminary/final plat of subdivision to resubdivide three lots to mitigate for a construction error. The foundation for a home on Lot 15 was placed within the interior side yard setback. To resolve this discrepancy, the application proposes to resubdivide Lots 13, 14 and 15 to provide adequate setbacks for each lot. Lots 13 and 14 are vacant/unbuilt.

Mr. Proulx reviewed the staff report dated October 16, 2020. Mr. Proulx concluded staff finds that the proposed preliminary/final subdivision for Lots 13, 14 and 15 of Playa Vista to be the most appropriate and efficient method to address the construction issue. The proposed plats meet the requirements of the Zoning Code and planned development.

Chairman Kiefer swore in Brian Hartz, representing the applicant.

Commissioner Heinen had no comments.

Commissioner Minnis asked if the building will be able to fit on lot 13. Mr. Hartz confirmed.

Commissioner Renzi asked staff if the Village Engineer will be reviewing the resub. Mr. Proulx confirmed. Commissioner Renzi asked staff if they are comfortable with all the setbacks and lot sizes being proposed. Mr. Proulx confirmed.

Commissioner Ruane prefers this approach to solve the problem then a variance. Commissioner Ruane asked what has been put in place so this does not happen again. Mr. Hartz explained why the request is being made and how they will be ensuring this will not happen in the future.

Commissioner Seggebruch agrees that resubdividing is a better solution than a variance and the lots are in the range to what was originally approved.

Commissioner Ruane made a motion to recommend approval of the Final Plat of Lots 13, 14 & 15 Playa Vista Subdivision – Unit 1 Resubdivision, subject to the following stipulations:

1. Compliance with the requirements of the Village Engineer; and
2. Compliance with the requirements of the Plainfield Fire Protection District.

Second by Commissioner Heinen. Vote by roll call: Minnis, yes; Renzi, yes; Seggebruch, yes; Heinen, yes; Ruane, yes; Kiefer, yes. Motion carried 6-0.

1897-100220.CP **SEC of W. 143rd St. & S. Wallin Dr.** **Kipling Group LLC. / Edward Mattox**

Ms. Gal stated the applicant, Kipling Group LLC., is seeking feedback from the Plan Commission on a concept plan proposal for a 148-unit multi-family residential development on Lot 2 and Lot 3 of the Crossroads Business Center 2nd Resubdivision. The subject parcels are presently undeveloped with the exception of internal roadways that were constructed when development of the Crossroads Subdivision began in the early 2000's. The proposed multi-family residential development would incorporate townhome-style apartments with each unit having a private entrance. Attached is the land plan, as well as sample elevations of the proposed apartment units.

Ms. Gal reviewed the staff report dated October 16, 2020. Ms. Gal concluded Staff finds that the proposed development is another opportunity to provide varied housing options in the Village, while also a valiant attempt to reinvigorate interest on this commercial corner for other users. Staff invites input from the Plan Commission regarding the proposed concept plan, the product elevations, as well as the recategorization of the subject property from commercial to residential.

Chairman Kiefer swore in Edward Mattox, applicant.

Commissioner Seggebruch explained how that a development can help the existing businesses and help with the development of the remaining outlots. Commissioner Seggebruch indicated that the Village Board seems to be concerned about how multi-family developments will affect the school district. Commissioner Seggebruch asked if each unit will have their own garage. Mr. Mattox stated only 50% of the units will have a garage and the remaining units will have outdoor parking, he also added that these types of developments typically only have a quarter of a percent of kids per household. Commissioner Seggebruch stated this is the best thing we can do on this property because it could be another ten years before another developer proposes something.

Commissioner Ruane stated he likes the architecture but does not like residential in this area. Commissioner Ruane stated he would not be able to support this concept because he does not feel residential and the storage facility is not a good mix because there will be complaints about garbage from the commercial, and there is a lack of indoor parking.

Commissioner Renzi asked what this development will be rezoned to and what would be the density. Ms. Gal stated R-4 Multi-Family. Mr. Proulx confirmed R-4 zoning and the density for R-4 is 10 to 15 units per acre. Commissioner Renzi asked of the 148 units will 74 units have garages. Mr. Mattox confirmed. Commissioner Renzi asked if there will be 1 or 2 car garages. Mr. Mattox stated there will be approximately a half of garage per unit and 2 parking spots per unit. Commissioner Renzi asked how many units per building. Mr. Mattox stated most of the building are 16 units and 3 or 4 building will have 12 units. Mr. Mattox indicated that these units are more like condo living. Commissioner Renzi asked if the roads will be public or private and if there will be sidewalks. Mr. Mattox stated private roads and that there will be sidewalks. Commissioner Renzi asked if there will be bike or walking paths. Mr. Mattox stated they will tie in with existing paths. Commissioner Renzi indicated he can see changing the zone from commercial and can see the advantages based in the staff report. Commissioner Renzi asked what the monthly rental rate will be. Mr. Mattox stated between $1,600.00 and $1,800.00 per month. Commissioner Renzi is concerned about the density, parking, and if the development fits in this area.

Commissioner Minnis stated he is not in favor of the rezoning because this is a commercial area and there are other residential rental properties in the area. Commissioner Minnis does like the architecture.

Commissioner Heinen agrees with his fellow commissioners' comments because this is the industrial corridor, and this is not the right use for this area. Commissioner Heinen also likes the architecture.

Chairman Kiefer indicated that this development could possibly work on this site but does agree that this an industrial corridor. Chairman Kiefer stated that the commission does not seem to be in support of the concept plan or rezoning.

DISCUSSION

Chairman Kiefer asked staff for the status on in-person Plan Commission meetings. Mr. Proulx thanked the Plan Commissioners for their patience and flexibility. Mr. Proulx stated the on-line format will continue for the fore seeable future and explained why.

Chairman Kiefer stated that there might be some benefit to have the Concept Plans go before the Village Board first, since the board makes the final decision.

Commissioner Heinen asked when Costco will open. Mr. Proulx stated their advertisement states November 11th and thanked Mr. Melrose for all his hard work on The Boulevard development.

Chairman Kiefer asked if there will be a Plan Commission meeting on Election Day, November 2nd. Mr. Proulx stated that the plan is to move forward with the meeting. Chairman Kiefer suggested not having a meeting and continuing all the case to the next meeting. Commissioners Heinen & Minnis seconded the request.

Chairman Kiefer read the reminders.

ADJOURN

Plan Commission meeting adjourned at 9:01 p.m.

Respectfully submitted by

Tracey Erickson

Tracey Erickson
Recording Secretary

Plan Commission
Record of Minutes

Date: November 3, 2020 Location: Village Hall (Zoom Meeting)

CALL TO ORDER & ROLL CALL

Chairman Kiefer called the Plan Commission meeting to order at 7:03 p.m.

ROLL CALL: Commissioners Heinen, Minnis, Ruane, Womack, and Chairman Kiefer were present. Commissioners Renzi and Seggebruch were absent.

OTHERS PRESENT: Jonathan Proulx, Director of Planning

PUBLIC COMMENTS

Chairman Kiefer stated no public comments were received via email.

OLD BUSINESS

No Old Business.

NEW BUSINESS

1898-100820.SU **23253 W. Renwick Rd.** **John Quinn**

Commissioner Ruane made a motion to we open the Public Hearing for the requested variance for 16258 S. Howard St. and continue the Public Hearing to the November 17, 2020 meeting of the Plan Commission.

Second by Commissioner Minnis. Vote by roll call: Heinen, yes; Womack, yes; Minnis, yes; Ruane, yes; Kiefer, yes. Motion carried 5-0.

DISCUSSION

No discussion.

Chairman Kiefer read the reminders.

ADJOURN

Plan Commission meeting adjourned at 7:07 p.m.

Respectfully submitted by

Tracey Erickson

Tracey Erickson
Recording Secretary

Michael P. Collins
PRESIDENT

Michelle Gibas
VILLAGE CLERK

TRUSTEES
Harry Benton
Margie Bonuchi
Kevin M. Calkins
Patricia T. Kalkanis
Cally Larson
Brian Wojowski

TO: **PLAN COMMISSION**
FROM: **JAKE MELROSE, AICP, E.D. MANAGER**
DATE: **NOVEMBER 17, 2020**
SUBJECT: **REPORT TO THE PLAN COMMISSION**

CAMP BOW WOW SPECIAL USE PERMIT
CASE NUMBER 1898-100820.SU

REQUEST: Special Use (**Public Hearing**)

LOCATION: 23253 Renwick Road

APPLICANT(S): John Quinn

ZONING: B-3 – Highway Business District

COMP. PLAN: *General Commercial*

DISCUSSION

The applicant, John Quinn, is seeking special use approval in order to provide a doggy day care facility with overnight boarding at 23253 Renwick Road. The property was previously a child day care center and the applicant is proposing to convert it to a pet care facility. In accordance with Section 9-13 of the Zoning Ordinance, pet boarding requires approval of a special use permit in the B-3 zoning district.

Existing Conditions/ Site Context

The subject property, identified by PIN: 06-03-22-207-019-0000, is located just east of the Renwick Road and U.S. Route 30 intersection on Renwick Road and directly adjacent to the Speedway gas station to the west and a townhome residential development to the east. The property is improved with an approximately 7,000 square foot commercial building.

The adjacent land uses, zoning and street classifications are as follows:

North: Single-family residential (R-1); West Renwick Road (Minor Arterial)
East: Heron Views Estates (R-3 Townhome Residential)
South: MegaSports (B-3)
West: Speedway (B-3)

ANALYSIS

The subject building was previously a child day care facility that is currently vacant and for sale. The applicant is proposing to purchase the building (~7,000 SF) and property (1.83 AC) to convert to an pet care facility with overnight pet boarding. The proposed site plan/building layout illustrates the primary pet boarding area to be located on the western portion of the building and centrally located in the building. The boarding area is buffered internally to the east by a utility room and a restroom creating another wall of separation from the exterior buffering and insulating the sound. For additional noise reduction, the walls will be covered with FRP which is a wall board that is used for noise reduction. The building's exterior is also constructed of all brick which will also help insulate interior noise.

The building also has 2,100 SF of indoor play area to the rear of the building, again, utilizing FRP wall board panels to insulate any sound. These areas then lead to three (3) outdoor play areas that will be enclosed by white vinyl fencing – the pets will not be let out of the fenced area into the additional rear yard that exists. The applicant has stated that while some barking will occur in the play areas it is typically minimal as a staff member is always present and pets typically bark consistently when left alone and not in the play areas. The outside play areas have been offset to push them as far away from the residential area to the east as possible approximately 80 feet from the outdoor play area to the nearest townhome. In between this area, is a dense landscaped area that runs down the property line adjacent to the residential area.

Other than noise concerns, nearby residents were also concerned of refuse. The applicant's garbage is located on the westside of the property adjacent to Speedway gas station and the play areas will be kept clean.

Special Use
In accordance with Section 9-13 of the Zoning Ordinance, massage therapy requires approval of a special use permit in the B-3 zoning district. In order for the Plan Commission to recommend approval of a special use, it must make two findings of fact, as follows:

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

The primary concern of adjacent residents is noise pollution. Staff believes that sufficient mitigation measures have been properly implemented to buffer any potential noise from the boarding facility located internally and seeks the Plan Commission's input on the matter. Further, staff also finds that other permitted uses in the B-3 Zoning District

would create similar noise/decibel levels as the proposed such as a restaurant with outdoor dining.

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.*

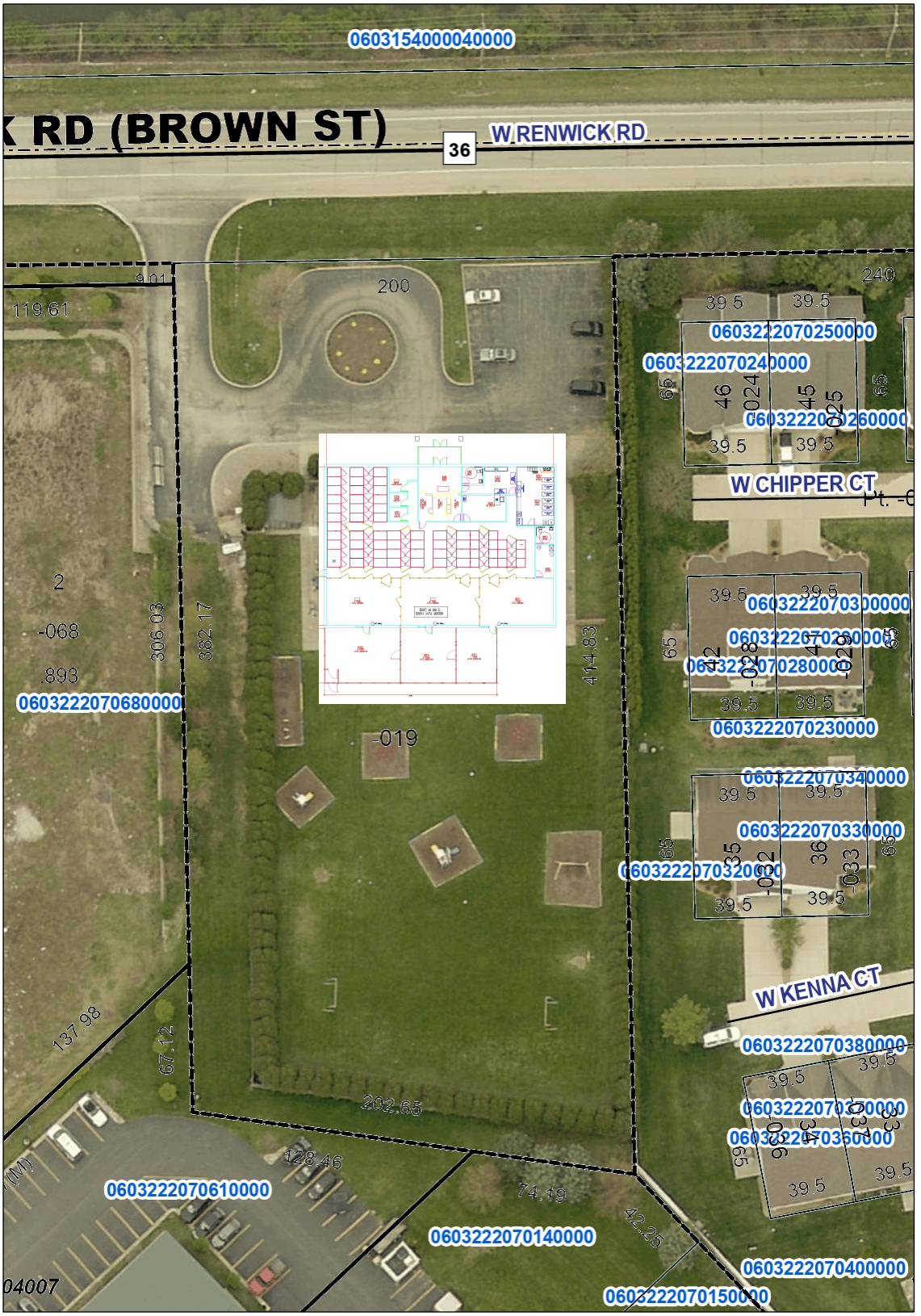
Staff finds that if permitted, the special use will not disrupt the orderly development of adjacent properties of the surrounding area. The adjacent area is primarily built-out and the proposed business would not "impede" on any adjacent properties' improvements.

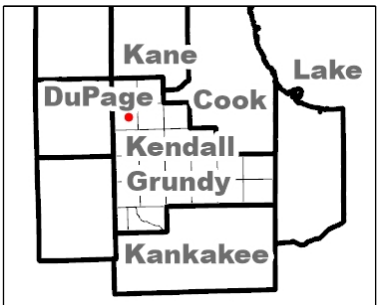
CONCLUSION/ RECOMMENDATION

Staff understands the concerns of adjacent residents as it relates to noise and staff has worked with the applicant to help mitigate some of those concerns. Again, staff seeks additional input from the Plan Commission as it relates to these measures.

Prior to any direction from the Plan Commission and additional input, staff recommends approval of the requested special use permit. Should the Plan Commission concur, the following motion is offered for your consideration:

I move we adopt the findings of fact of staff as the findings of fact of the Plan Commission and, furthermore, recommend approval of the special use permit for pet boarding at 23253 W Renwick for the proposed Camp Bow Wow facility.





Legend

Roadways
- Federal
- State
- County
- Local and Private

Surrounding Counties

Townships

Tax Map Lines
- LOT_LIN
- ROW_LIN
- PARCEL_LIN
- TWP_LIN
- SECTION_LIN
- QSECTION_LIN
- ALLEY_LIN
- ALLEY2_LIN
- RAIL_LIN
- INDIANBOUND_LIN
- RIVER_LIN
- STREAM_LIN
- BLDG_LIN
- LEASE_LIN

Landhook DimLeaders
- Dim Leader
- Landhook
- <all other values>

Subdivisions

Parcels

Notes

Date: 9/8/2020

1: 1,128

0 0.02 0.04 Miles

Projection

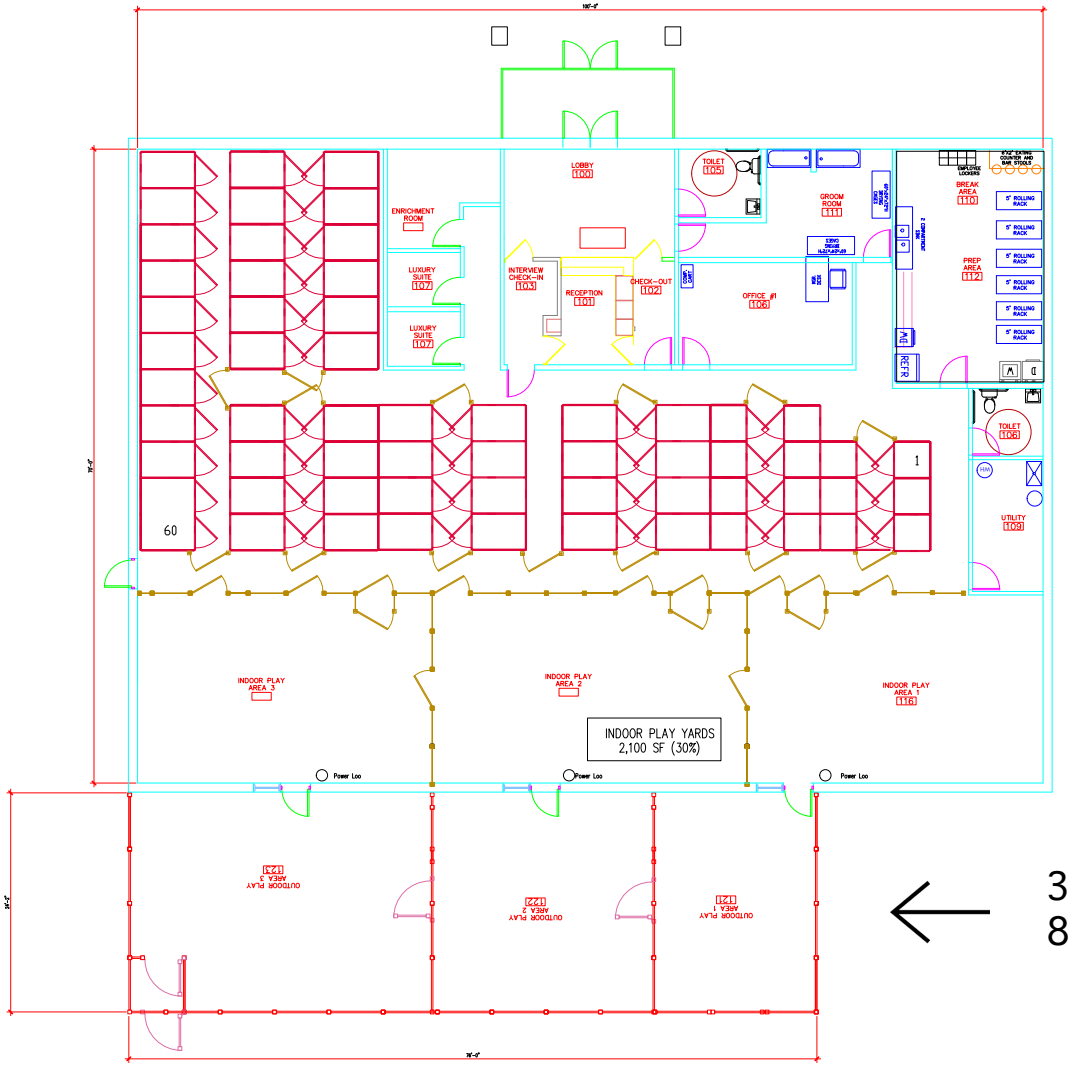
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Renwick Road

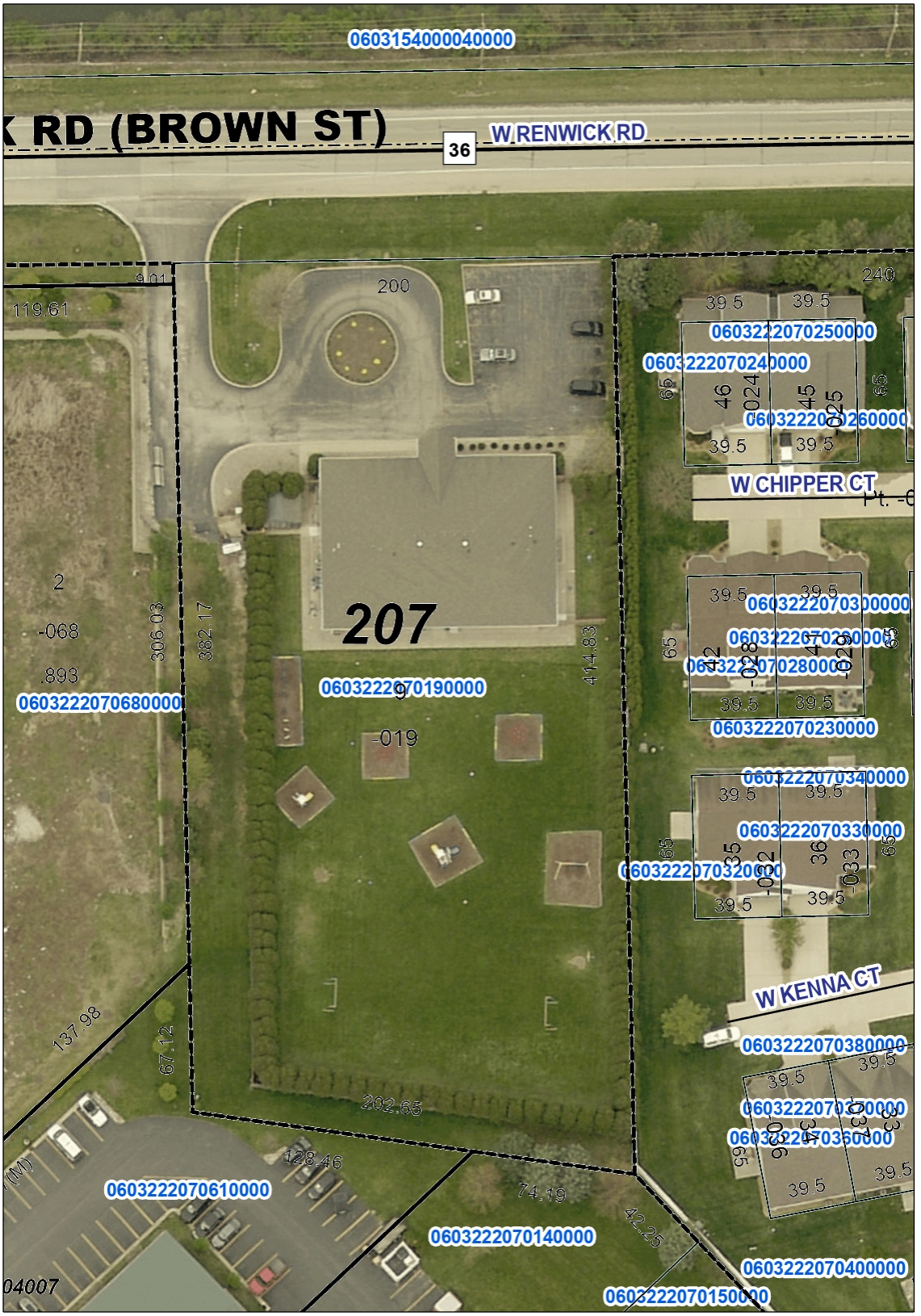
Entrance

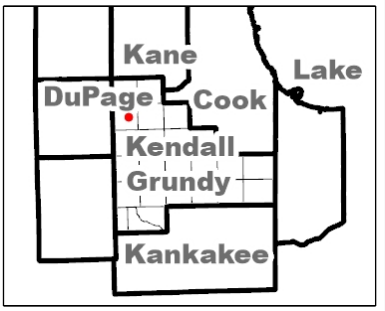
Parking Lot



<u>Preliminary Layout</u>
Plainfield, IL
60 Cabins
2 Luxury Suites

3 Outdoor Yards
8' Vinyl Privacy Fence





Legend

- Roadways
  - Federal
  - State
  - County
  - Local and Private
- Surrounding Counties
- Townships
- Tax Map Lines
  - LOT_LIN
  - ROW_LIN
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- Landhook DimLeaders
  - Dim Leader
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  - <all other values>
- Subdivisions
- Parcels

Notes

Date: 9/8/2020

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0 0.02 0.04 Miles

Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Camp Bow Wow – Sound Mitigation Actions

Sound mitigating actions shall be broken down into building/materials and operating/training procedures as categories.

Building /Materials:
The existing building is constructed with Masonry Brick, R-30 Insulation in the walls and ceiling, 5/8-inch Gypsum Drywall, and Acoustic Ceiling panels (2'x4'). During construction, we shall maintain or enhance insulation and continue with use of Acoustic Ceiling panels in cabin and indoor play yard areas to mitigate sound transference and reduce echo formations. The existing drywall shall be painted with acoustic type paint to mitigate sound transference and reduce echo formation. Additionally, all walls surrounding the boarding cabins shall be covered with FRP, to facilitate the ease of cleaning and provide additional noise transfer reductions. The walls in the indoor play yard shall be covered with Galvanized Aluminum Corrugated Paneling.

Outdoor play yards will be constructed as far from neighboring residences off the Southwest corner of the camp building. Outdoor fencing is to be Country Estate PVC (or approved equal), with perimeter fencing being 8' full privacy (solid wall) to mitigate sound transference. Surfaces will be artificial turf provided by Perfect Turf (or approved equal) which will reduce echo formations.

The building is located approximately 60 ft from the closest neighboring structure. Between are wood fencing as well as a mature line of arborvitaes. In areas closest to the building there exist a 2nd row of arborvitaes with fence between. These will represent the final layer of sound mitigation. All existing outside barriers on camp property will remain in place.

Operations/Training:
Camp Bow Wow has over 18 years of experience and more than 160 locations throughout the United States. This experience has allowed a successful working model to be developed regarding the operation and training of Camp Bow Wow employees. This starts with interviewing the dogs allowed to attend camp. The interview allows each dog to be assessed to ensure that dog is a good fit. has the ability to join the pack, is not an excessive barker, and can accept general training and correction.

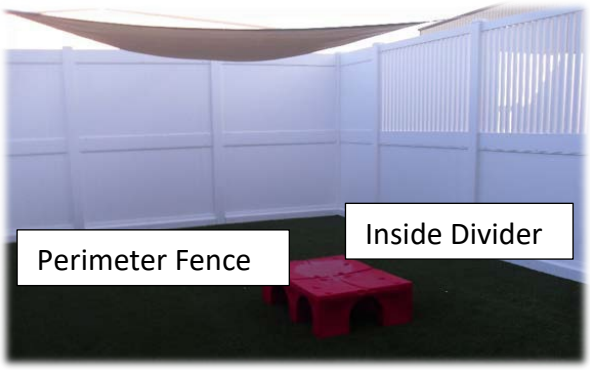
The play yards are continuously monitored by Camp Counselors at all times any dogs are present. Counselors are evaluated and assessed on their ability to control their play yard and groups behavior including barking. Any dogs that begin to bark are assessed to determine the immediate cause of the barking (i.e. stress, boredom, over tired), and if needed that dog is given a break and positive reinforcement training when they quiet down.

Camp Counselors are looked at as leaders of the pack and the campers tend to follow them to make indoor and outdoor egress more controlled. One of the Camp Counselors duties is to minimize nuisance barking/barkers. It can be troublesome in group play, stresses out other campers and also the Camp Counselors. Dogs can be given breaks, rotated to different play yards and even isolated in a luxury suite if they need some quiet time away from the pack. Finally, if a dog is determined to be unfit for camp due to aggressive behavior; excessive barking, poor overall health, or any other reason, then that dog can be dismissed from camp as those behaviors and conditions are not accepted.

Calming music, such as jazz and classical, are played at moderate levels throughout the day to help maintain a calming atmosphere. Pheromone adapters and essential oils, such as lavender, eucalyptus or bergamot, are either placed around the camp or worn as a spray by camp counselors to provide an additional calming effect.

Examples of Mitigation Materials:





8' Country Estate PVC fencing



Corrugated Metal inside play yards



FRP Wall Paneling


North America's largest
Pet Care Franchise
CAMP BOW WOW®

About Camp Bow Wow

- Camp Bow Wow® was successfully developed to provide a fun, safe, and upscale environment for dogs to play, romp, and receive lots of love and attention! Dubbed the “Land of Happy Dogs”, we provide all the services a dog owner could need – day care, indoor overnight boarding, grooming and training! We were the first and largest Dog Day Care and Boarding Franchise in the United States and are extremely proud of being a business that makes dogs and their guardians everywhere “Happy Healthy Pets, Happy Healthy People ”on a day to day basis!
- In just 20 years, Camp Bow Wow has grown to include over 176 locations across North America, becoming a $100+ million business. The company was ranked #1 in category in Entrepreneur’s Franchise 500 for four years in a row.
- The Camp concept provides the highest level of safety, fun and service for dogs and peace of mind for their parents. Campers (dogs) get to romp together in a monitored open-play environment and pricing is all inclusive.

Strong Brand Recognition

- 175+ Camp locations across North America!
- Over 700,000 clients system wide!
- Over 3.3 million dog visits per year!





CAMP BOW WOW.
20 YEARS
of INDUSTRY SUCCESS
2000 2020

Camp Exterior & Signage





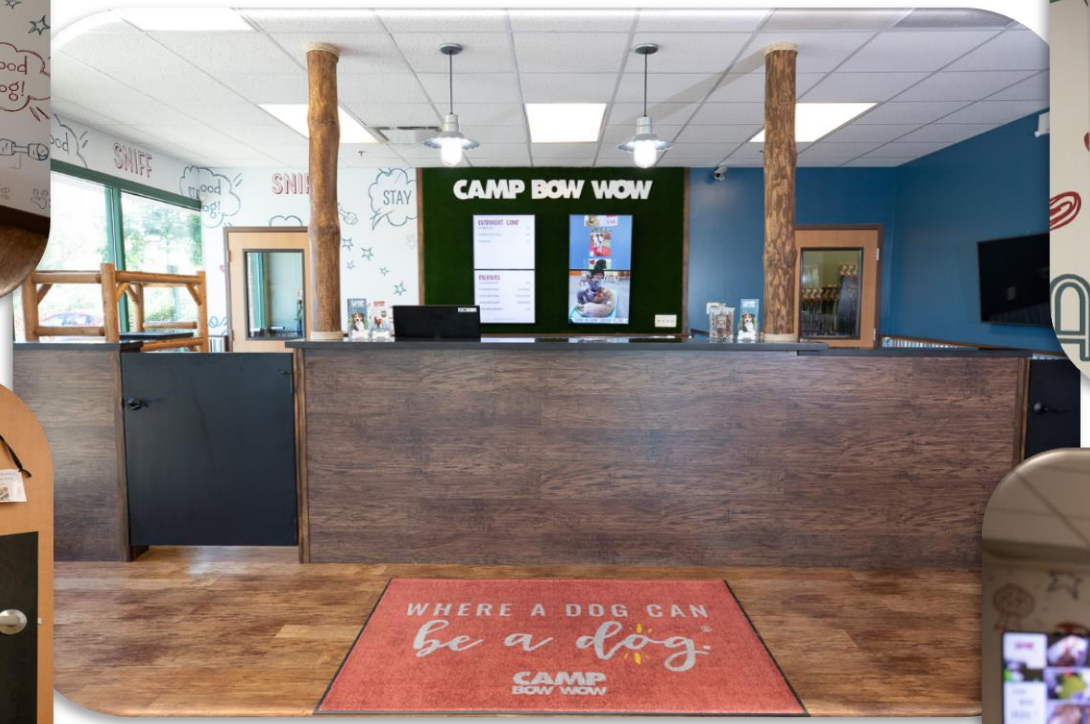


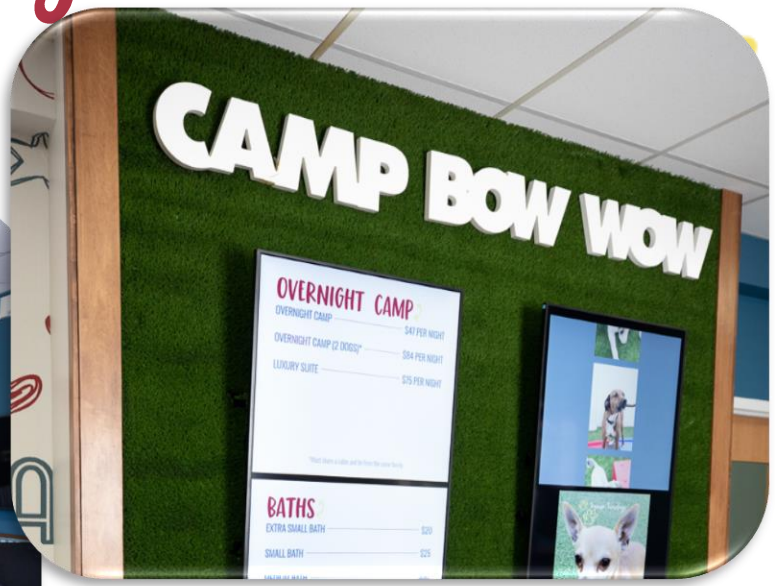


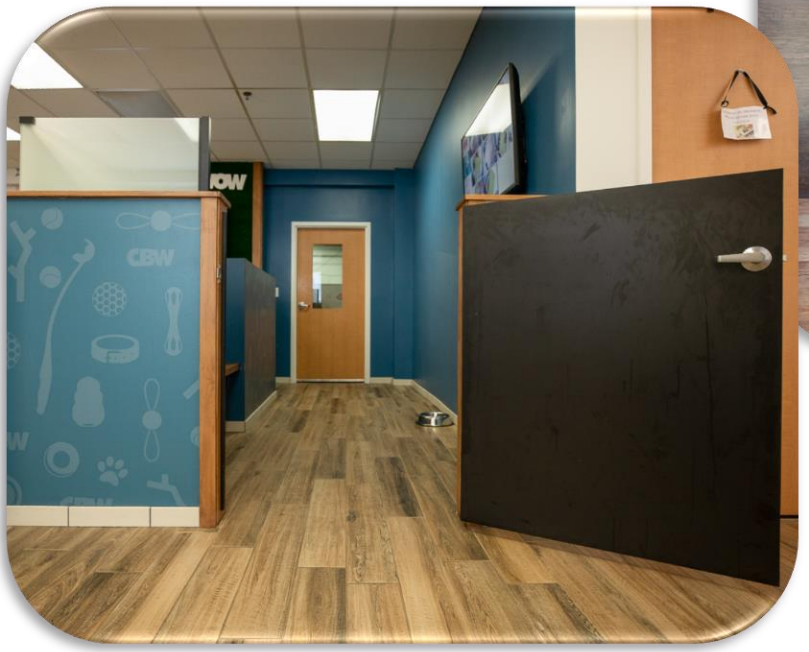


Camp lobby Pictures











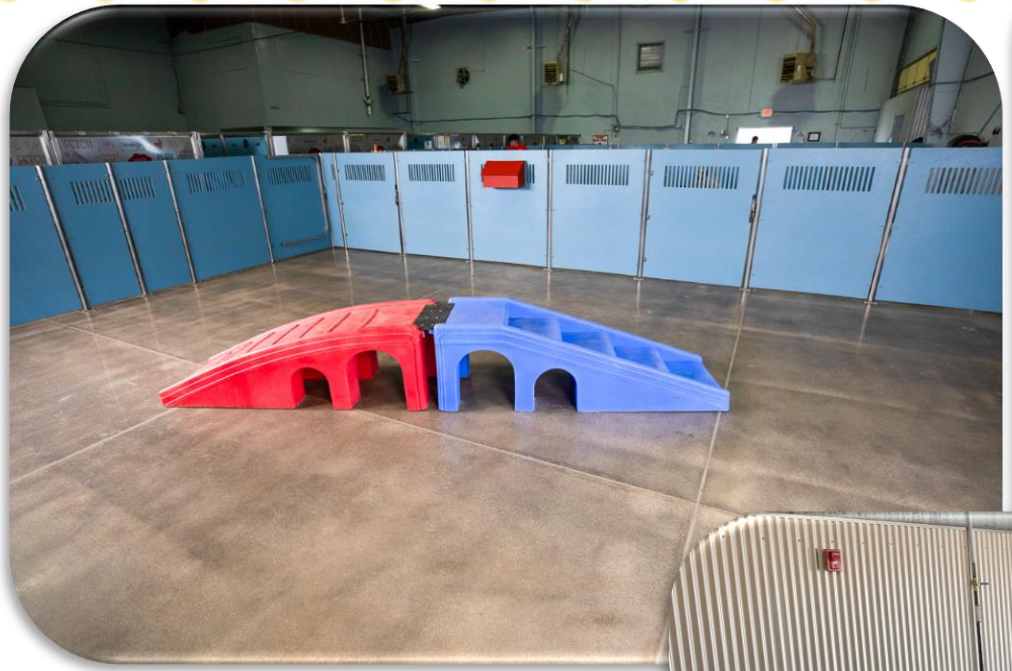
Premier Indoor Boarding Accommodations

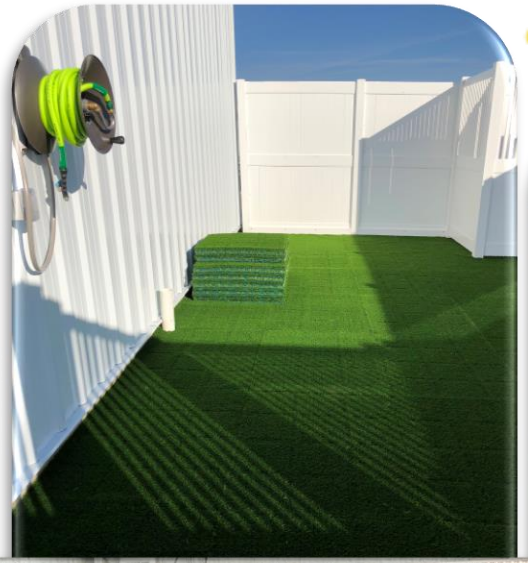






Indoor and Outdoor Play Yards



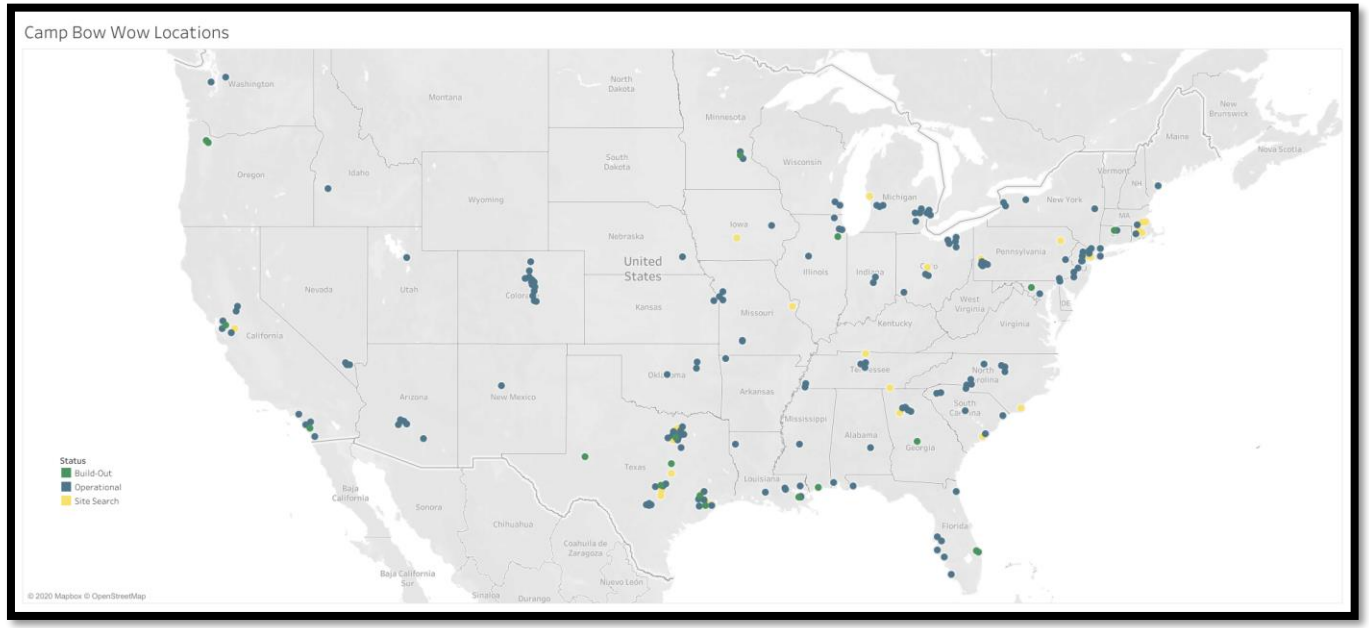






Growth & Franchisee Base

Camp Bow Wow has sold more than 200 franchises in 41 states, plus one in Canada, over 41% being women-owned. As Camp Bow Wow grows, our simple philosophy remains the same: It's all about the pets!





Our Parent Company:

VCA Animal Hospitals

- VCA is the leading provider of:
  - Specialty medicine
  - Animal lab diagnostics
  - Veterinary medical equipment
  - Post-grad vet training

- VCA is a wholly owned subsidiary of Mars, Inc.
- Leading provider of free-standing vet hospitals
  - 800+ Hospitals across USA and Canada
  - Over 3,300 doctors
  - 20,000+ employees
  - Over 2.0 million clients
  - Over 2.7 million pets
  - Over 8.3. million annual pet visits

Why Customers Choose Us!



- Highest Standard of Safety
- Proven Camper Interview Process
- Trained Certified Camp Counselors
- Where a Dog Can Be a Dog
- All Day Play Environment
- Indoor and Outdoor Play Yards
- Monitored Play Yards
- Premier Facilities
- Cabins with comfy cots and cozy fleeces
- High definition Camper Cams
- Consumer friendly!
- Great Customer Service
- One Price Service – no a la carte!
- Dog training, grooming, and enrichment services
- Creates responsible pet owners

Why Communities Welcome Us!

- Although a national franchise, each of our Camp franchises are individually owned and operated and deeply embedded in their local communities
  - Camps provide increased revenue for the local community and stimulate economic growth
  - Camps provide entry and management level job opportunities for residents
  - Camps provide needed services which keeps pups happy and healthy and out of trouble
  - Camps give back to their local communities in many ways:
    - One way is through our 501c3 non-profit Bow Wow Buddies Foundation which offers medical grants to pet parents or shelters for medical expenses.
    - We also have many other programs that franchise owners offer to their communities such as dog bite prevention education for children, our scouts angel therapy dog program to provide comfort to those in need and our Behavior Buddies certified dog trainers work with clients as well as shelters and rescues in communities to better train pet owners and their pets to be good two legged and four legged citizens.



How will we work with the Pet Community?

- Grand Opening Adoption Event!
- In-Camp Foster Dog Program, providing training, socialization and exposure on our website to find fur-ever homes.
- Yappy Hours, and customer appreciation events to raise money for local pet charities.
- Work with local shelters/rescues to provide training at their facility.
- Educate at local child venues on Dog Bite Prevention.
- VIP discount for our local public service providers (Police and Fire, and military).



LOCAL EDUCATIONAL MEDIA

- Dog Bite Prevention
- Pet Disaster Plan
- Keeping Pets Safe in the Summer Heat
- Helping Kids Overcome their Fear of Dogs
- Promoting Local Pets up for Adoption
- Choosing the Right Puppy for your Family
- Pet Obesity







GENERAL CAMP OPERATIONS INFO

- Camp staff is on site from 7:00 AM to 7:00 PM. One staff member per 25 dogs minimum (15 in CO). Minimum 2 Certified Camp Counselors® on site during business hours.
- Day Camp is offered weekdays (most locations offer weekend Day Camp). Other services offered: overnight boarding, training, enrichment, grooming, retail for purchase (pet related supplies).
- Boarding Campers are housed in individual indoor secured cabins overnight. CBW does not have indoor/outdoor runs and all overnight boarding is within the enclosed building.
- The video cameras (Camper Cams) are available to the public during open hours, but they are on 24 hours a day. They can be accessed via the web or mobile phone apps.

GENERAL CAMP OPERATIONS INFO

- All facilities have fire and security systems connected directly to the fire and police departments for monitoring. The temperature is climate controlled and maintained at a constant 64-78 degrees year round.
- Dog waste is immediately and continually cleaned up as it occurs and disposed via local municipality approved methods.
- The outdoor play area is used sporadically for relief and fresh air. Staff is present at all times when dogs are outside. Staff are trained to utilize specific dog training methods to keep noise to a minimum. Dogs bark when they are bored and left alone. This is not the case at Camp.

SAFETY FIRST AT CAMP BOW WOW

- CBW provides the safest dog daycare and boarding experience for our Campers. Every area in Camp is designed to maintain a safe environment for our Campers and staff to prevent injury or illness. Once the dogs are behind the check in area in our lobby the Camper has little potential for escape.
- All of our staff must pass our Certified Camp Counselor ® training and also be pet first aid and CPR trained. Campers are never left unsupervised when together in our open play environment.
- All of our Camps have two emergency veterinary hospitals relationships secured so that in the event of an injury or health issue a Camper can immediately be seen and treated.

SAFETY FIRST AT CAMP BOW WOW

- All of our Camps work with their local jurisdiction to create emergency evacuation protocols in the event the building must be evacuated short or long term. Our staff is trained on how to implement these protocols following CBW operations standards.

- All of our Camps adhere to our proven cleaning and maintenance processes to ensure a clean and safe environment for staff and Campers. Every surface in Camp is cleaned daily with our hospital grade environmentally safe cleaning products.
- All of our Camps maintain appropriate coverage for business, building and incident insurance complying with federal, state and local law as well as our franchise requirements.

NOISE CONCERNS?

- Barking is not a major issue as our staff are well trained and constantly monitor the dogs inside and outside. We can use a myriad of soundproofing materials depending on the Camp design and sound impact anticipated at the location.
- Campers mainly spend their time inside taking brief breaks outside when they need to relieve themselves. With a pack mentality, Campers tend to follow the Counselors (they are the alpha) in the yards making controlling indoor and outdoor egress with the dogs easier.
- Our Certified Camp Counselors® utilize pack management and individual behavior training techniques to keep barking at an absolute minimum. If necessary, overly disruptive Campers will be placed in a cabin for a time out or the guardian will be called to pick them up.
- The outside break yard is constructed with solid vinyl fencing to act as a noise buffer. Fence height is a mandatory 8 feet to insure dog and neighborhood safety.
- The yard is situated at each site on the back or side of the property away from any residential properties, using the building as a buffer.

WASTE OR SMELL CONCERNS?

- We utilize specialized bio-degradable cleaners and disinfectants – the same that are used in hospitals, child care centers, and gyms. These products keep our facilities (indoor and out) smelling fresh and clean year round.
- CBW provides all franchisees a set daily cleaning schedule. Franchisor site visits occur year round and regular web camera evaluations are conducted to ensure proper maintenance of CBW facilities and that brand standards are being followed. Secret shopper programs are also used for additional review.
- We target a very upscale clientele that requires our facilities are kept spotless.
- The Camp Bow Wow® waste removal routine includes constant play area patrol so that waste is picked up and deposited in a galvanized steel trash can with lid and a 3 mil trash can liner. The liner is removed, sealed and deposited in the facility dumpster daily as needed. A typical CBW produces approximately the equivalent to one large lawn/leaf garbage bag of waste per day. Dumpster pick-up is scheduled for once to twice a week.

DRAINAGE CONCERNS?

- In our facilities we never spray anything down to clean it – we use a light foaming device along with mops and squeegees to clean our facilities.
- We also use a professional auto-scrubber to clean the floors which intakes any excess water into the machine, minimizing water consumption as well as maximizing cleanliness.
- When cleaning the yards daily, the amount of water used is the equivalent to a 5 minute human shower.
- Our disinfectants are pet safe and environmentally friendly and do not require rinsing.

Our Mission Statement

Camp Bow Wow® is the premier provider of innovative, healthy, and happy pet care worldwide while lending a paw to animals in need!

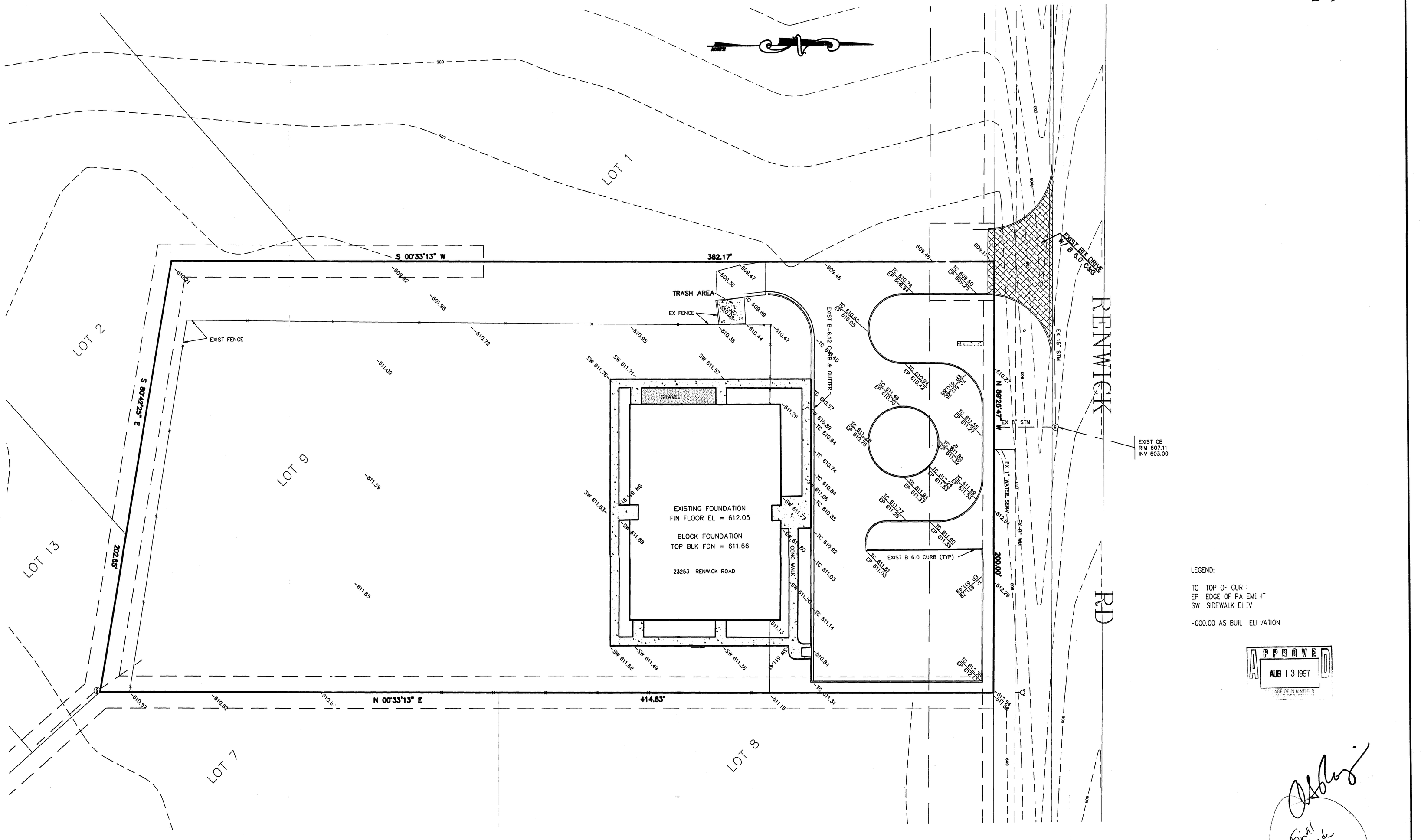


Happy Healthy Pets,
Happy Healthy People

CAMP BOW WOW®

Final Grade Survey
23253 RENWICK RD. Final

RECEIVED
AUG 12 1997



LEGEND:

TC TOP OF CURB
EP EDGE OF PAVEMENT
SW SIDEWALK ELEV
-000.00 AS BUILT ELEVATION

APPROVED
AUG 13 1997
VILLAGE OF BURR RIDGE

Final Grade
23253 Renwick

REVISIONS			
1	REV GRADES FRONT BLDG 11/6/96	6	
2	REV GRADES, ADD B6.12 C/G 3/20/97	7	
3	AS BUILT GRADES 6/8/97	8	
4		9	
5		10	

PREPARED BY:
ROGINA & ASSOCIATES, LTD.
ENGINEERS • SURVEYORS • PLANNERS
93 Caterpillar Drive • Joliet, Illinois • 815/729-0777 • FAX 815/729-0782

CLIENT:
ADVANTAGE PLUS
15W151 WEST 83RD ST.
BURR RIDGE, IL 60521
(708) 887-0344

PROJECT:
MARY SEARS CHILD CARE CENTER

PROJECT NO: 0267.07	DESIGNED BY: LP
DATE: 9/12/96	DRAWN BY: C.S.
SCALE: 1"=20'	CHECKED BY: R.A.R.

GRADING PLAN
AS BUILT

SHEET NO. 1 OF 1

October 29, 2020

To: Plainfield Plan Commission

Re: Public Hearing on Special Use Permit
Case Number: 1898-100820.SU
PIN: 06-03-22-207-019-0000
Address: 23253 W. Renwick Road

Ladies and Gentlemen:

I am a 22 year resident of Heron View Estates. When I purchased my home the building at 23253 W. Renwick Road was used as a children's daycare and has continued to be a children's daycare, adding an adult care facility within the last few years. Over the years I have spent countless hours working outside my home, listening to the laughter and play of the children in the daycare. I have serious concerns about the Special Use request submitted by Mr. Quinn for this property.

The site plan has 62 pet cabins being installed inside the building. Upgrades to the property include sound mitigating wall and ceiling insulation for the building, as well as new 8' vinyl fencing for the outdoor yard. Even the best soundproofing products allow noise to carry outside of the building which is only about 50 feet from the nearest homes and bedroom windows. The proposed fencing may keep the pets safely inside the play area, but it will not dampen the sound of a "pack" of dogs . Dogs will bark while playing, it is part of their play process. While Camp Bow Wow proposes to have camp counselors available to remove dogs that are barking excessively, at what point does this become excessive? Our homes have outdoor patio areas, some facing the building and outdoor play yard. (see attached Exhibit 1) Even the franchise information provided to us by Mr. Quinn indicates the yard should be situated away from any residential properties. (see attached Exhibit 2)

With regard to the hours of operation, Camp Bow Wow indicates it has on-site staff between 7am and 7pm daily. That means between 7pm and 7am pets will be alone in the building, allowed to nuisance bark at will. For those of us who are closest to the kennel, this means we will be unable to enjoy the outdoors in the evening or leave our windows open.

Another area of concern is waste control. According to the franchise information, a facility such as this will create approximately 1 large garbage bag of waste per day with dumpster pickup once or twice a week. (see attached Exhibit 3) Animal waste will attract rodents (see https://www.in.gov/isdh/23256.htm). While pickup every day is important, storing that waste in a garbage bag in a garbage dumpster will not keep from attracting rodents. We reside in an area where we already must take precautions against field mice and other such rodents, we do not need to increase the population by providing food for them.

Finally, I would like to mention what having a kennel next to residential homes will do to our property values. Heron View Estates saw its property values drop almost 50% in the 2008

subprime mortgage crisis. To allow a kennel to operate this close to our homes will cause our property values to diminish.

I believe Camp Bow Wow offers a terrific experience for pet owners to utilize, I just do not believe it is a good fit for our neighborhood.

Thank you.

Michelle Moen
15913 Waterfront Circle
Plainfield, IL
815-919-0461

Exhibit 1


36
Renwick Rd
Waterfront Cir
Chipper Ct
Elite Children's Academy
Waterfront Cir
Waterfront Cir

Exhibit 2

Noise Concerns?

- Barking is not a major issue as our staff are well trained and constantly monitor the dogs inside and outside. We can use a myriad of indoor and outdoor soundproofing materials depending on the Camp design and sound impact anticipated at the location.
- Campers mainly spend their time inside taking brief breaks outside when they need to relieve themselves. With a pack mentality, Campers tend to follow the Counselors (they are the alpha) in the yards making controlling indoor and outdoor egress with the dogs easier.
- Our Certified Camp Counselors® utilize pack management and individual behavior training techniques to keep barking at an absolute minimum. If necessary, overly disruptive Campers will be placed in a cabin for a time out or the guardian will be called to pick them up.
- The outside break yard is constructed with solid vinyl fencing to act as a noise buffer. Fence height is a mandatory 8 feet to insure dog and neighborhood safety.
- The yard is situated at each site on the back or side of the property away from any residential properties, using the building as a buffer.

Exhibit 3

Waste or Smell Concerns?

- We utilize specialized bio-degradable cleaners and disinfectants – the same that are used in hospitals, child care centers, and gyms. These products keep our facilities (indoor and out) smelling fresh and clean year round.
- CBW provides all franchisees a set daily cleaning schedule. Franchisor site visits occur year round and regular web camera evaluations are conducted to ensure proper maintenance of CBW facilities and that brand standards are being followed. Secret shopper programs are also used for additional review.
- We target a very upscale clientele that requires our facilities are kept spotless.
- The Camp Bow Wow® waste removal routine includes constant play area patrol so that waste is picked up and deposited in a galvanized steel trash can with lid and a 3 mil trash can liner. The liner is removed, sealed and deposited in the facility dumpster daily as needed. A typical CBW produces approximately the equivalent to one large lawn/leaf garbage bag of waste per day. Dumpster pick-up is scheduled for once to twice a week.

From:	Michelle Gibas
To:	Jonathan Proulx
Cc:	Jessica Gal; Tracey Erickson
Subject:	FW: Camp Bow Wow case #1898-100820.SU; Pin# 06-03-22-207-019-0000; 23253 W. Renwick Road
Date:	Wednesday, October 28, 2020 10:00:07 AM

This email was submitted to the Public Comments inbox.

Michelle

From: Robert Alice <jalice8235@sbcglobal.net>
Sent: Wednesday, October 28, 2020 4:16 AM
To: Michelle Gibas <mgibas@goplainfield.com>
Cc: Robert Alice <jalice8235@sbcglobal.net>
Subject: Camp Bow Wow case #1898-100820.SU; Pin# 06-03-22-207-019-0000; 23253 W. Renwick Road

Plainfield Village Board:

Ref.: Camp Bow Wow case #1898-100820.SU;Pin# 06-03-22-207-019-0000; 23253 W. Renwick Road

It is with urgency that I request that you DO NOT approve the occupancy of Camp Bow Wow near a small residential area such as Heron View Estates. (44 Townhome units)

With 60 plus "cabins" in this condensed area, the constant barking of dogs comes to mind pretty quickly. We have 4 townhome units in Heron View where we plan to downsize into one in the near future, but where we live now is on a 5-acre lot in rural Plainfield. At the long ends of our property, at each end, are homeowners with dogs. These dog owners put their pets on leashes and allow them to bark incessantly. On nice weather days, this yapping forces us to close up our windows to block out the noise. And that's just two dogs!

Another concern is the animal waste, and its associated odor and imminent enticement to rodents. A facility this size will generate a LOT of waste. Depending on how well clean up is maintained and where the waste is stored, this could cause a huge rodent problem.

With the obvious existence and use of this property, the odor and noise will likely cause our property values to tank.

We stayed at a motel once that had an animal shelter next to it, and you could hear the barking emanating though the concrete walls. We also do business next to a humane society in Downers Grove, and the barking is constant, and there are always people walking these dogs up and down

the side street.

We feel that this is a very bad idea, and urge you to strike down this request for permit. A facility like this better suited to a rural area, away from homeowners. It also needs to be spread out into a larger space than what is available on this property.

I am fearful that if this permit is approved, our residents will be stuck with a very noisy and smelly situation, and your office will be inundated with constant noise complaint calls.

Respectfully

Robert J. Alice

815-791-0407 Dir.

jalice8235@sbcglobal.net

ATTENTION: This email originated from a sender that is outside the Village of Plainfield's email system. Please exercise caution when replying to this message or clicking on links or attachments.

Tracey Erickson

From: Veronica Woodall <veronica_woodall@hotmail.com>
Sent: Sunday, November 8, 2020 3:00 PM
To: Michelle Gibas
Subject: Case No. 1898-100820.SU: 23253 W. Renwick Road - CAMP BOW WOW

Dear Board Members:

This correspondence is being sent to state my objections to the issuance of a permit for the use of the property at 23253 W. Renwick Road as a dog care and boarding facility.

Unfortunately, I am one of the homeowners on whom such a facility will have a direct and negative impact, as my home is on Chipper Court. In addition to the noise level of the dogs and the smell of excrement and urine, all of which are unavoidable, I feel that such a facility will negatively impact the value of my home and other homes in our subdivision.

Additionally, the majority of us are seniors with medical issues and the constant noise will affect our rest 24/7, not to mention our night-time sleeping hours. We had to contend with the noise when the children at the Day care were out and at play, but at least that was only during the day.

I respectfully request that the request for a permit be denied. Also, is it possible to provide for an in-person, social distancing meeting so we can reiterate our concerns?

Thank you.

Veronica Woodall
Heronview Estates
23227 Chipper Court

ATTENTION: This email originated from a sender that is outside the Village of Plainfield's email system. Please exercise caution when replying to this message or clicking on links or attachments.

Tracey Erickson

From: William Glowaki <bglowaki@att.net>
Sent: Saturday, November 7, 2020 2:02 PM
To: Michelle Gibas
Subject: PUBLIC HEARING COMMENTS - PLAN COMMISSION CASE: 1898-100820.SU

This is in reference to Case Number: 1898-100820.SU
Pin(s): 06-03-22-207-019-0000
Current Address: 23253 W. Renwick Road

We the residents of 23231 Kenna Court, Plainfield, object to the approval of a Dog Kennel/Boarding permit at the address 23253 W. Renwick Rd. A 24/7 business of this type is to close to residential homes where mostly elderly people reside. The constant noise of barking and dog smell would make it impossible to enjoy being outdoors of our homes at any time of day / evening. The value of our homes would decrease because of this type of business being right up to our front and back doors. This type of business belongs in a rural area. We strongly oppose of a permit to be issued to John Quinn for the Animal Kennel/Boarding.

Bill Glowaki
23231 Kenna Court
Plainfield, IL 60544

ATTENTION: This email originated from a sender that is outside the Village of Plainfield's email system. Please exercise caution when replying to this message or clicking on links or attachments.

Michael P. Collins
PRESIDENT

Michelle Gibas
VILLAGE CLERK

TRUSTEES
Harry Benton
Margie Bonuchi
Kevin M. Calkins
Patricia T. Kalkanis
Cally Larson
Brian Wojowski

TO:	**PLAN COMMISSION**
FROM:	**JAKE MELROSE, AICP, E.D. MANAGER**
DATE:	**NOVEMBER 17, 2020**
SUBJECT:	**PLAINFIELD BUSINESS PARK PLAT OF SUBDIVISION**
CASE NUMBER:	**1892-083120.PP.FP**

REQUEST:	Preliminary/Final Plat of Subdivision
LOCATION:	Van Dyke Road/Depot Drive
APPLICANTS:	Northern Builders, Inc.
CURRENT ZONING:	I-1 Office, Research, and Light Industrial District
COMP. PLAN:	Mixed Use

DISCUSSION

In April and September of 2020, the Plan Commission reviewed two projects, the Pace Maintenance and Storage Garage and the Perlow Steel facility recommending approval of each site plan. Each of the projects were subsequently approved by the Village Board and the proposed final plat subdivides out each respective lot for the project.

Northern Builders, Inc. is proposing to subdivide the Park with the necessary lots/outlots to move these projects forward. The proposed Lot 3 (12.4 AC) will be the Pace garage project, the proposed Lot 5 (4.8 AC) will be Perlow Steel and proposed outlot 2 will be the stormwater management area that will be utilized for the Lots 2, 3, and 5.

CONCLUSION/RECOMMENDATION

In advance of any public comment or discussion by the Plan Commission, staff recommends approval of the above. Should the Plan Commission concur, the following motions are offered for your consideration:

Preliminary Plat of Subdivision

I move we recommend approval of the preliminary plat of Plainfield Business Park Subdivision (PIN 06-03-09-200-015-0000), subject to the following two (2) stipulations:

1. ***Compliance with the requirements of the Village Engineer; and***
2. ***Compliance with the requirements of the Plainfield Fire Protection District.***

Final Plat of Subdivision

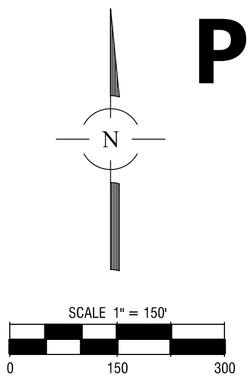
I move we recommend approval of the final plat of Plainfield Business Park Subdivision (PIN 06-03-09-200-015-0000), subject to the following two (2) stipulations:

1. ***Compliance with the requirements of the Village Engineer; and***
2. ***Compliance with the requirements of the Plainfield Fire Protection District.***

P.I.N.:
06-03-09-200-015-0000
06-03-09-400-004-0000
06-03-09-400-005-0000

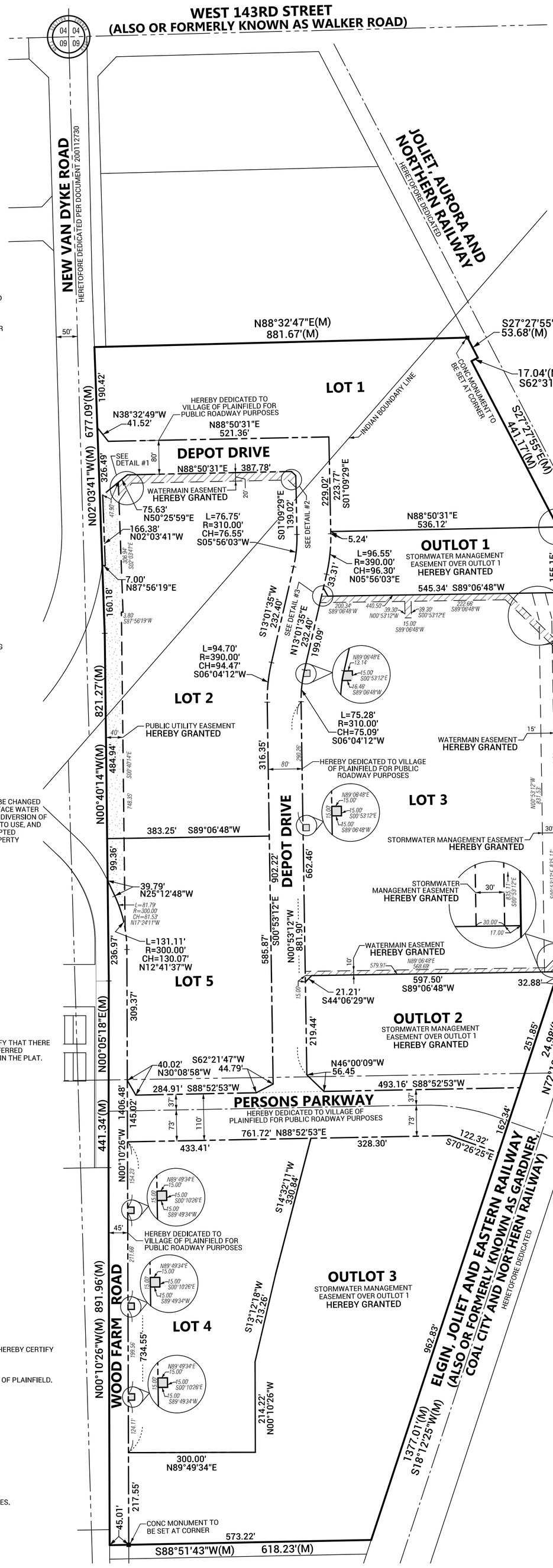
FINAL PLAT OF
PLAINFIELD BUSINESS PARK SUBDIVISION

THAT PART OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS.

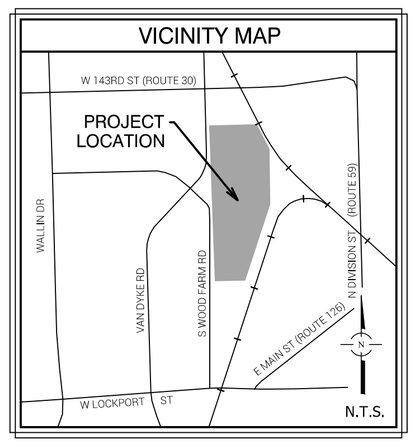


BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.



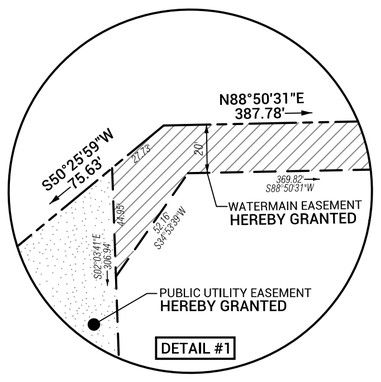
AREA TABLE		
	SQ. FT.	ACRES
LOT 1	315,307	7.238
LOT 2	352,880	8.101
LOT 3	543,405	12.475
LOT 4	255,310	5.861
LOT 5	213,185	4.894
OUTLOT 1	83,627	1.920
OUTLOT 2	150,331	3.451
OUTLOT 3	438,891	10.077
DEPOT DRIVE	166,203	3.815
PERSONS PARKWAY	103,214	2.369
WOOD FARM ROAD	67,474	1.549
TOTAL	2,689,826	61.750

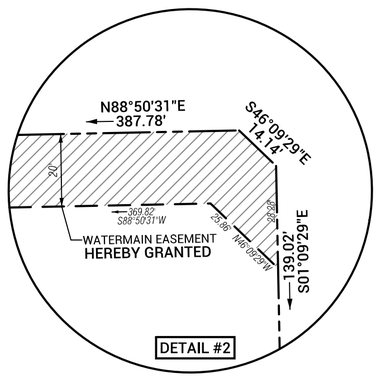


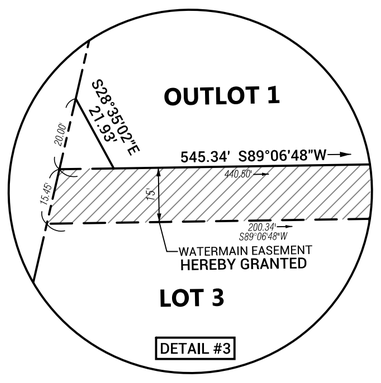
SANITARY SEWER EASEMENT
HEREBY GRANTED

WATERMAIN EASEMENT
HEREBY GRANTED

PUBLIC UTILITY EASEMENT
HEREBY GRANTED







OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN HAS CAUSED AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES: AND HEREBY ALSO RESERVES FOR THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AND THE VILLAGE, THE EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO.

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICTS:

UNIT SCHOOL DISTRICT NO. 202

JUNIOR COLLEGE DISTRICT NO. 525

THIS_____ DAY OF_____ , A.D. 20____ .

_____
(TITLE)

ADDRESS:

_____
_____
_____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

I,_____, A NOTARY PUBLIC IN AND FOR SAID COUNTY

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT_____ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGN THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS_____ DAY OF_____ , A.D. 20____ .

_____
NOTARY PUBLIC

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS_____ DAY OF _____ , A.D. 20 ____ .

_____ _____
ILLINOIS REGISTER ENGINEER STATE REGISTRATION NUMBER/EXPIRATION DATE

_____
OWNER OR ATTORNEY FOR OWNER

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

I,_____, TREASURER OF THE VILLAGE OF PLAINFIELD DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED IN PLAINFIELD, WILL COUNTY, ILLINOIS,

THIS_____ DAY OF_____ , A.D. 20____ .

_____
TREASURER

BOARD OF TRUSTEES

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

APPROVED AND ACCEPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF PLAINFIELD, WILL COUNTY, ILLINOIS.

THIS_____ DAY OF_____ , A.D. 20 ____ .

_____
BY:

_____
ATTEST:

PLAN COMMISSION

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

I,_____ , CHAIRMAN OF THE VILLAGE OF PLAINFIELD PLAN COMMISSION DO HEREBY CERTIFY

THAT ON THIS _____DAY OF_____ , A.D. 20____,

THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PLAINFIELD.

_____
CHAIRMAN

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID CURRENT TAXES OR SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES.

DATED THIS_____ DAY OF_____ , 20____ .

_____
WILL COUNTY CLERK

TAX MAPPING

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

I,_____ , DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT.

THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP #_____ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN):

_____
_____
_____

DATED THIS_____ DAY OF_____, 20____ .

_____
DIRECTOR

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

THIS INSTRUMENT NO._____ WAS FILED FOR RECORD IN THE RECORDER'S

OFFICE OF WILL COUNTY, ILLINOIS, ON THE _____ DAY OF_____, A.D._____ ,

AT ____ O'CLOCK ____ .M., AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____ .

_____
WILL COUNTY RECORDER

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:

_____
_____
_____
_____

PREPARED FOR:
BAXTER & WOODMAN
1548 BOND STREET
SUITE 103
NAPERVILLE, IL 60563

PUBLIC UTILITY EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF PLAINFIELD INCLUDING, BUT NOT LIMITED TO, AMERITECH, COMMONWEALTH EDISON COMPANY, NICOR, ATT BROADBAND, AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITY EASEMENTS" OR (P.U.) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY, ANTENNA TELEVISION SYSTEMS AND INCLUDING MANHOLES, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENTS THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES, NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF PLAINFIELD.

COMMONWEALTH EDISON AND AMERITECH EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
ILLINOIS BELL TELEPHONE COMPANY (AMERITECH), GRANTEES,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT," THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS," AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVE, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY," CHAPTER 765 ILCS 605/2(E), AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE LOT BY TERMS SUCH AS, "OUTLOTS," "COMMON ELEMENTS," "OPEN SPACE," "OPEN AREA," "COMMON GROUND," "PARKING AND COMMON AREA." THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NI-GAS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NI-GAS") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT," "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NI-GAS' FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NI-GAS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E)), AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

SANITARY SEWER EASEMENT PROVISIONS:

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED AND GRANTED OVER AND UNDER THE PLATTED AREA OF SHOWN HEREON AND NOTED AS "SANITARY SEWER EASEMENT" TO THE VILLAGE OF PLAINFIELD, ILLINOIS. TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, EMPLOYEES, LICENSEES, AND PERMITTEES, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN THE MUNICIPAL SANITARY SEWER WITHIN THE EASEMENT LABELED HEREON, ABOVE AND UNDERGROUND, WITH ALL NECESSARY MANHOLES, AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SAID REAL ESTATE AND ADJOINING LANDS WITH SAID MUNICIPAL SERVICE, ALSO THERE IS HEREBY GRANTED THE RIGHT TO ENTER UPON THE SAID REAL ESTATE AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN THE SAID REAL ESTATE SAID MANHOLES, UNDERGROUND PIPES, AND OTHER EQUIPMENT. NO PERMANENT BUILDINGS SHALL HEREAFTER BE PLACED ON THE SAID EASEMENT, AS DETERMINED, BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT THEN OR LATER DO NOT UNREASONABLY INTERFERE WITH THE USES OR THE RIGHTS HEREIN GRANTED.

WATERMAIN EASEMENT PROVISIONS:

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED AND GRANTED OVER AND UNDER THE PLATTED AREAS HEREON NOTED AS "WATERMAIN EASEMENT" TO THE VILLAGE OF PLAINFIELD, ILLINOIS. TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, EMPLOYEES, LICENSEES, AND PERMITTEES, TO INSTALL, LAY, CONSTRUCT, RECONSTRUCT, REPAIR, RENEW, OPERATE, INSPECT, AND MAINTAIN PIPES AND WATER MAINS, UNDERGROUND, TOGETHER WITH ALL NECESSARY MANHOLES, WATER VALVES, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES, APPURTENANCES, AND EQUIPMENT AS MAY BE DEEMED NECESSARY BY SAID VILLAGE. ALSO, THERE IS HEREBY GRANTED THE RIGHT TO ENTER UPON THE SAID REAL ESTATE AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RECONSTRUCT, REPAIR, RENEW, OPERATE INSPECT, AND MAINTAIN WITHIN THE SAID WATERMAIN EASEMENT SAID PIPES, MANHOLES, WATER VALVES, AND OTHER EQUIPMENT; THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED OVER, UPON AND THROUGH THE SAID REAL ESTATE FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES, FOR ANY PURPOSE WHATEVER. NO PERMANENT BUILDING SHALL HEREAFTER BE PLACED ON THE SAID EASEMENT BUT THE SAME MAY BE USED FOR FARMING, GARDENS, SHRUBS, LANDSCAPING, AND SUCH OTHER PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES OR THE RIGHTS HEREIN GRANTED.

STORMWATER MANAGEMENT AREA PROVISIONS:

A NON-EXCLUSIVE AREA FOR STORMWATER MANAGEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF PLAINFIELD, ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH STORMWATER MANAGEMENT IN AND UNDER THE SURFACE OF THE PROPERTY HEREON DESCRIBED ON THE PLAT AND MARKED "STORM WATER MANAGEMENT AREA" TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREON GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED LINES MARKED "STORM WATER MANAGEMENT AREA" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

PROPERTY DESCRIPTION:

THAT PART OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST AND WEST HALF SECTION LINE OF SAID SECTION 9 THAT IS 72.6 FEET EAST OF THE CENTER OF SAID SECTION, SAID POINT BEING THE CENTER OF VAN DYKE ROAD; THENCE SOUTH ALONG THE CENTER OF VAN DYKE ROAD A DISTANCE OF 1,132.56 FEET; THENCE EAST 609 FEET TO THE WEST LINE OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, (FORMERLY THE GARDNER, COAL CITY AND NORTHERN RAILWAY); THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE WEST LINE OF THE RIGHT OF WAY OF THE JOLIET, AURORA AND NORTHERN RAILWAY TO THE NORTH LINE OF SAID SECTION 9; THENCE WEST 522.3 FEET TO THE CENTER OF VAN DYKE ROAD; THENCE SOUTH ALONG THE CENTER LINE OF VAN DYKE ROAD TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTH 33 FEET THEREOF, AND FURTHER EXCEPT THAT PART CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. 921373, AND FURTHER EXCEPTING THE NORTH 735 FEET THEREOF, ALL IN WILL COUNTY, ILLINOIS.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, EXPIRATION DATE APRIL 30, 2021 AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN US SURVEY FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 2,689,826 SQUARE FEET OR 61.750 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF PLAINFIELD WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL/MAP NUMBER 17197C0127G WITH EFFECTIVE DATE FEBRUARY 15, 2019, IT IS OUR CONSIDERED OPINION THAT PART OF THIS PROPERTY LIES WITHIN "ZONE X" AND "ZONE AE" AREAS AS IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER DECLARE THAT STEEL RE-ENFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE ILLINOIS MINIMAL STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISIONS.

GIVEN UNDER MY HAND AND SEAL IN ROSEMONT, ILLINOIS, THIS ___DAY OF_____, 20___ .

_____
JERRY P. CHRISTOPH, I.P.L.S. No. 035-3540
LICENSE EXPIRES: 11-30-2020
jchristoph@spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

FOR REVIEW PURPOSES ONLY

PROPOSED BOUNDARY INFORMATION & CERTIFICATES

REVISIONS:
10/29/2020

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

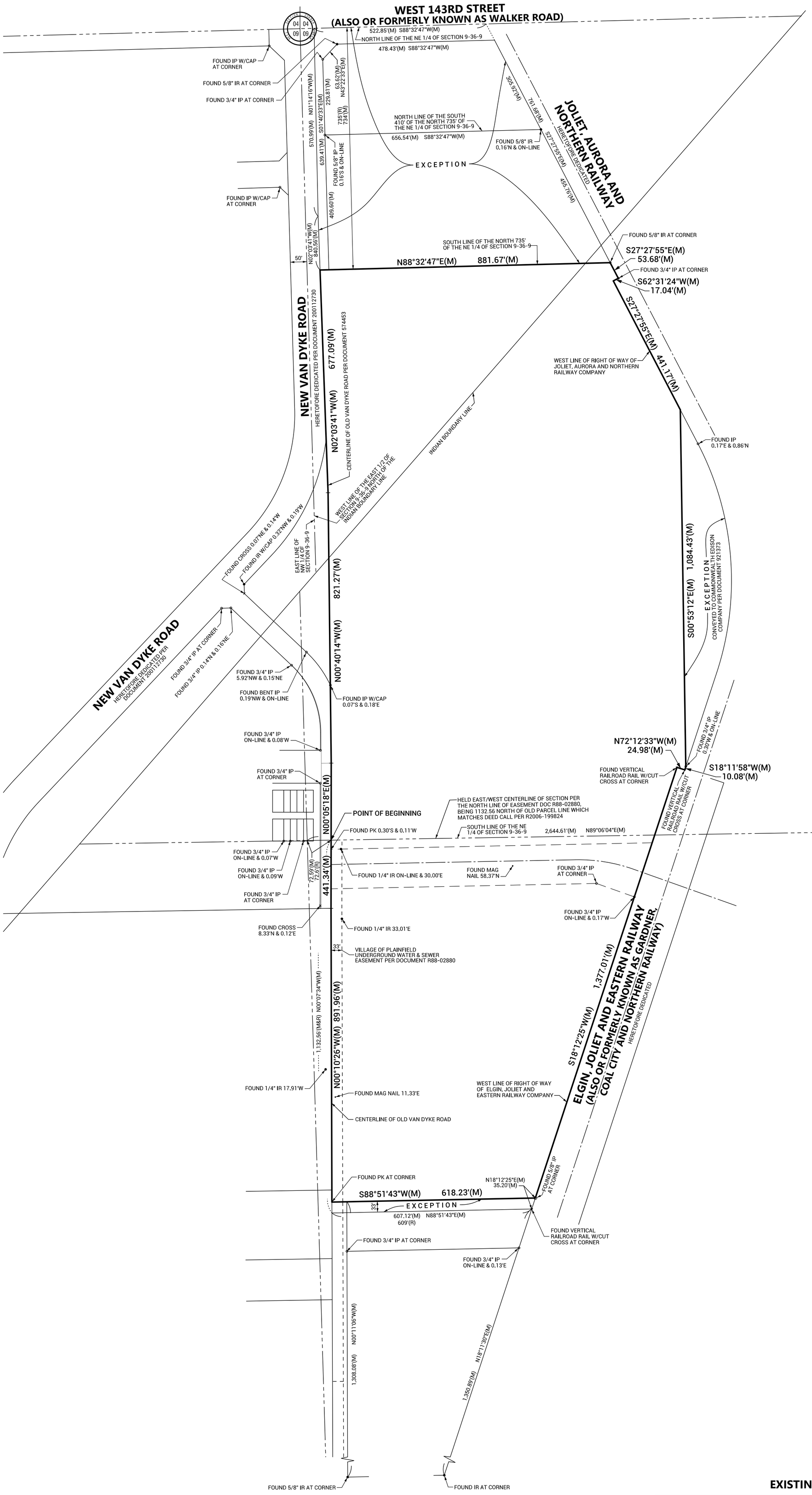
DATE: 08/21/2020
JOB NO: 10096
FILENAME: 10096SUB-01
SHEET 1 OF 2

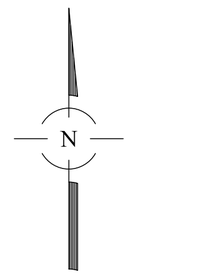
N:\Projects\10096\SURVEY\10096SUB-01.dgn Default User=jchristoph

P.I.N.:
06-03-09-200-015-0000
06-03-09-400-004-0000
06-03-09-400-005-0000

FINAL PLAT OF
PLAINFIELD BUSINESS PARK SUBDIVISION

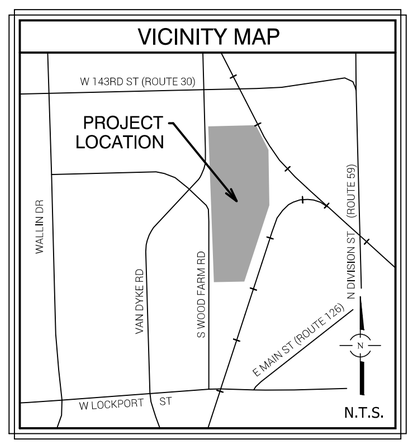
THAT PART OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS.





BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.



EXISTING BOUNDARY INFORMATION

PREPARED FOR:
BAXTER & WOODMAN
1548 BOND STREET
SUITE 103
NAPERVILLE, IL 60563

FOR REVIEW PURPOSES ONLY

REVISIONS:
10/29/2020

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 08/21/2020
JOB NO: 10096
FILENAME: 10096SUB-01
SHEET 2 OF 2

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2021 MEETING SCHEDULE

PLAN COMMISSION
AND
ZONING BOARD OF APPEALS

7:00 P.M.
At the Village Meeting Hall
24401 W. Lockport Street
Plainfield, IL 60544

January 5, 2021
January 19, 2021
February 2, 2021
February 16, 2021
March 2, 2021
March 16, 2021
April 6, 2021
April 20, 2021
May 4, 2021
May 18, 2021
June 1, 2021
June 15, 2021
July 6, 2021
July 20, 2021
August 3, 2021
August 17, 2021
September 7, 2021
September 21, 2021
October 5, 2021
October 19, 2021
November 2, 2021
November 16, 2021
December 7, 2021
December 21, 2021

Michelle Gibas
Village Clerk