



**ZONING BOARD OF APPEALS & PLAN COMMISSION
TUESDAY, FEBRUARY 18, 2025
7:00 PM
VILLAGE BOARDROOM
24401 W. LOCKPORT STREET
PLAINFIELD, IL 60544**

Agenda

ZONING BOARD OF APPEALS

CALL TO ORDER, PLEDGE OF THE FLAG, ROLL CALL

APPROVAL OF MINUTES

- Seeking a motion to approve the Minutes of the Zoning Board of Appeals held on November 6, 2024.
[11-06-24 ZBA Minutes](#)

PUBLIC COMMENTS

DEVELOPMENT REPORT

OLD BUSINESS

NEW BUSINESS

1. 17013 S. CORINNE CIR. (CASE 2077-011725.VAR)

- Seeking a motion to open a Public Hearing for the proposed variation from the Zoning Ordinance to increase the width of a driveway on the property located at 17013 S. Corinne Circle (PIN 06-03-29-110-018-0000), in Plainfield, Illinois.
- Seeking a motion to close the Public Hearing for the proposed variation from the Zoning Ordinance to increase the width of a driveway on the property located at 17013 S. Corinne Circle (PIN 06-03-29-110-018-0000), in Plainfield, Illinois.
- Seeking 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 driveway measuring to approximately 37 feet at the right-of-way for the property located at 17013 S. Corinne Circle (PIN 06-03-29-110-018-0000), subject to the stipulations in the staff report.
[17013 S. Corinne Cir. Staff Report Packet.pdf](#)

DISCUSSION

ADJOURN

PLAN COMMISSION

CALL TO ORDER, ROLL CALL

APPROVAL OF MINUTES

- Seeking a motion to approve the Minutes of the Plan Commission held on February 4, 2025.
[02-04-25 Plan Commission Minutes.pdf](#)

PUBLIC COMMENTS

DEVELOPMENT REPORT

OLD BUSINESS

NEW BUSINESS

1. MASSAGE ENVY - 12820 S. ROUTE 59 (CASE 2080-012425.SU)

- Seeking a motion to open a Public Hearing for the proposed special use for a massage establishment on the property located at 12820 S Route 59 (PIN 07-01-33-208-007-0000), in Plainfield, Illinois.
- Seeking a motion to close the Public Hearing for the proposed special use for a massage establishment on the property located at 12820 S Route 59 (PIN 07-01-33-208-007-0000), in Plainfield, Illinois.
- Seeking 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 massage establishment for the property located at 12820 S Route 59 (PIN 07-01-33-208-007-0000), subject to the stipulations in the staff report.

[Massage Envy Staff Report Packet.pdf](#)

DISCUSSION

ADJOURN

REMINDERS

- **February 24th - Committee of the Whole Workshop at 7:00 p.m.**
- **March 3rd - Village Board Meeting at 7:00 p.m.**
- **March 4th - Plan Commission at 7:00 p.m.**

Zoning Board of Appeals & Plan Commission



Zoning Board of Appeals
Record of Minutes

Date: November 6, 2024

Location: Village Hall

CALL TO ORDER

Chairman Minnis explained that the case on the evening tonight requires review for the Zoning Board of Appeals and the Planning Commission the meeting will be held concurrently.

Chairman Minnis called the Zoning Board of Appeals and Plan Commission meetings to order at 7:00 p.m.

PLEDGE TO THE FLAG

Chairman Minnis led the pledge to the flag.

ROLL CALL

Present: Commissioners Campanella, Faheem, Heinen, Nicholson, Sula, Valerga and Chairman Minnis

Absent: None

Staff: Jonathan Proulx, Planning Director; Basmah Nadeem, Associate Planner; and Josh Harris, Baxter & Woodman

APPROVAL OF MINUTES

Commissioner Faheem made a motion to approve the Minutes of Zoning Board of Appeals held on October 1, 2024 as presented. Second by Commissioner Valerga. The motion carried unanimously by voice vote:

Ayes: Campanella, Faheem, Heinen, Nicholson, Sula, Valerga and Minnis

Nays: None

Absent: None

Commissioner Valerga made a motion to approve the Minutes of Plan Commission meeting held on October 15, 2024 as presented. Second by Commissioner Heinen. The motion carried unanimously by voice vote:

Ayes: Campanella, Faheem, Heinen, Nicholson, Sula, Valerga and Minnis

Nays: None

Absent: None

PUBLIC COMMENTS

No Public Comments.

DEVELOPMENT REPORT

Mr. Proulx provided an update on the following: Southwest corner of RT 59 and Fraser Rd. development project.

OLD BUSINESS

No Old Business.

NEW BUSINESS

PORTILLO'S - 13470 S. RT 59 (CASE 2067-090124.VAR.SU.SPR) PUBLIC HEARING

Commissioner Faheem made a motion to open a Public Hearing for the proposed variations, and a special use to permit the usage of a drive-thru operation for the property located at 13740 S. Route 59 (PIN 07-01-

33-476-062-0000), in Plainfield, Illinois. Second by Commissioner Valerga. The motion carried unanimously by voice vote:

Ayes: Campanella, Faheem, Heinen, Nicholson, Sula, Valerga and Minnis

Nays: None

Absent: None

Planner Nadeem introduced the proposed development applications.

Chairman Minnis swore in Matthew Gilbert, Adam Bell, Tom Petermen and a representative for KOLA all representing the applicant. Mr. Gilbert gave a presentation regarding the applications.

Chairman Minnis asked for public comments.

Chairman Minnis swore in Joseph Wilhelm spoke against the project being located at this site because of the traffic and safety concerns at this intersection.

Chairman Minnis swore in Eric Makowski voiced concerns about the traffic that already exists and feels this will only make it worse.

Mr. Gilbert addressed the concerns expressed during public comment.

There was discussion regarding the proposed right-in/right-out access point that is currently a full access point, the traffic study, how traffic will access RT 59 and 13th St., stormwater management, how customers will be served and ordering of food, directional signage, traffic movement into the site, pedestrian access at the intersection on Rt 59 and 135th St., parking vehicle/bike, site selection, monument signage, and road improvements to RT 59 and 135th St.

Commissioner Heinen suggested an updated traffic study with the access point as a right-in/right-out to see how it will affect Portillo's, he also suggested that the along RT 59 the stormwater be pitched into landscape areas.

Commissioner Campanella suggested adding directional sign at the far west access point on 135th St. near Jewel. Mr. Gilbert stated they do not currently have an agreement for signage and then explained where the signage will be on the Portillo's property.

Commissioner Valerga made a motion to close the Public Hearing for the proposed variations, and a special use to permit the usage of a drive-thru operation for the property located at 13740 S. Route 59 (PIN 07-01-33-476-062-0000), in Plainfield, Illinois. Second by Commissioner Nicholson. The motion carried unanimously by voice vote:

Ayes: Campanella, Faheem, Heinen, Nicholson, Sula, Valerga and Minnis

Nays: None

Absent: None

Commissioner Nicholson 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 the requested variances for the Portillo's development, located generally at the NWC of 135th Street and Route 59 (PIN 07-01-33-476-062-0000), subject to the following two stipulations:

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

Commissioner Heinen seconded the motion. **The motion carried 7:0 by roll call vote.**

Ayes: Campanella, Faheem, Heinen, Nicholson, Sula, Valerga and Minnis

Nays: None

Absent: None

Commissioner Campanella made a motion to adopt the findings of fact of staff as the findings of fact of the Plan Commission and recommend approval of the special use for a drive-thru operation for the Portillo's development, located generally at the NWC of 135th Street and Route 59 (PIN 07-01-33-476-062-0000), subject to the following two stipulations:

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

Commissioner Heinen seconded the motion. **The motion carried 7:0 by roll call vote.**

Ayes: Campanella, Faheem, Heinen, Nicholson, Sula, Valerga and Minnis

Nays: None

Absent: None

Commissioner Sula made a motion to recommend approval of the requested site plan review for the Portillo's development located at the NWC of 135th Street and Route 59 (PIN 07-01-33-476-062-0000), subject to the following three stipulations:

- 1. Compliance with the requirements of the Village Engineer;**
- 2. Compliance with the requirements of the Plainfield Fire Protection District; and**
- 3. Including a deacceleration lane on the northeast side of 135th Street.**

Commissioner Campanella seconded the motion. **The motion carried 7:0 by roll call vote.**

Ayes: Campanella, Faheem, Heinen, Nicholson, Sula, Valerga and Minnis

Nays: None

Absent: None

2025 MEETING SCHEDULE OF THE PLAN COMMISSION AND ZONING BOARD OF APPEALS

Commissioner Heinen made a motion to approve the Plan Commission and Zoning Board of Appeals 2025 meeting schedule.

Commissioner Valerga seconded the motion. **The motion carried 7:0 by roll call vote.**

Ayes: Campanella, Faheem, Heinen, Nicholson, Sula, Valerga and Minnis

Nays: None

Absent: None

DISCUSSION

No Discussion.

Chairman Minnis read the reminders.

ADJOURN

The Zoning Board of Appeals and Plan Commission meetings adjourned at 8:23 p.m.

Respectfully submitted by

Tracey Erickson

Tracey Erickson, Recording Secretary

Click [here](#) to view the video of the meeting.

John F. Argoudelis
PRESIDENT

Michelle Gibas
VILLAGE CLERK



TRUSTEES

Margie Bonuchi
Patricia T. Kalkanis
Richard Kiefer
Cally Larson
Tom Ruane
Brian Wojowski

TO: **ZONING BOARD OF APPEALS**
FROM: **BASMAH NADEEM, ASSOCIATE PLANNER**
MEETING DATE: **FEBRUARY 18, 2025**
SUBJECT: **REPORT TO THE ZONING BOARD OF APPEALS**
17013 S. CORINNE CIRCLE
CASE NUMBER: 2077-011725.VAR

REQUEST: Variance for Driveway Width (**Public Hearing**)

APPLICANT: Mimi Bejda & John Weisbrodt

LOCATION: 17013 S. Corinne Circle

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

COMP. PLAN: *Single Family Neighborhoods*

DISCUSSION

The applicants are seeking approval of a driveway that measures 37 feet at the right-of-way line. Per Sec. 9-54. – *General standards for the R districts*, “... the maximum width of a driveway shall be twenty (20) feet at the right-of-way.” The driveway has already been installed without the approval of a variance and the applicant is now pursuing this request to ensure compliance.

Variance requests require a public hearing. Pursuant to state statute and the Village’s Zoning Ordinance, due notice was published, a sign was posted on the property, and adjacent property owners were given written notice. If any public comment is provided from the date of this report to the public hearing, staff will include it as part of the packet.

Existing Conditions/Site Context

The subject property is part of the Springbank PUD subdivision. The parcel is improved with a ranch-style single-family structure located on a 15,016 square foot lot at the northeast corner of Corinne Circle and Allison Drive.

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

North: R-1 PUD Low Density Single-Family Residential District
East: R-1 PUD Low Density Single-Family Residential District
South: Allison Drive
R-1 PUD Low Density Single-Family Residential District
West: Corinne Circle
R-1 PUD Low Density Single-Family Residential District

ANALYSIS

The applicants are seeking approval of a variance to permit a driveway that measures to 37 feet at the right-of-way. A driveway width larger than 20 feet at the right-of-way is prohibited, per Sec. 9-54. – *General standards for the R districts*. Although pursuing compliance, the driveway has, at present, been installed. The previous driveway used to be approximately +/- 52 feet from the intersection. Now, the driveway is in closer proximity to the intersection by an estimated +/- 35 feet.

See below for the timeline of events that have occurred leading up to this request.

- August 27, 2024: Building department began enforcement measurements on this date when homeowners poured the concrete driveway and patio without a permit. The driveway approach that was installed measured out to be 37 feet wide, 17 feet wider than what is allowed. The applicants were sent a notice of violation on this date.
- September 3, 2024: The petitioners started the permit process on this date with an inspection scheduled for September 6, 2024.
- September 6, 2024: The inspection failed due to the approach being nearly twice the maximum width.
- October 11, 2024: As the homeowners did not attempt to correct the issue nor contact the Code Enforcement department to request for an extension on their violation timeframe, a long form was sent to the legal department for processing on this date.
- November 11, 2024: This was the initial court date where the applicants' attorney asked for a two-month extension so the issue could be corrected.
- January 13, 2025: The Code Enforcement department reinspected the driveway for this court date and it was found that the approach had not been corrected within the two-month extension that was granted.

The applicant has identified several reasons for the variance request. These reasons include the applicant's desire to have a wider driveway along with the ability to turn immediately into the petitioners' property with a driveway closer to the intersection. The applicant believes without the greater width, a traffic hazard is present.

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:

- 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 proposed variance is generally not in harmony with the purpose and intent of the Zoning Ordinance. One of the intentions behind the driveway width restriction is to ensure driveways are not in close proximity to intersections. Having access points at a near distance to intersections typically causes more traffic hazards, specifically when vehicles are exiting from the access point.

- 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;*

The request for a driveway in excess of 17 feet wide at the right-of-way is not due to unique circumstances as this rationale utilized by the petitioner, regarding the distance between the driveway and intersection, is typical for corner lots. However, the enforcement of the code has the potential to result in practical difficulties or exceptional hardships as the applicant will be required to remove the already installed approach.

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

The property can still yield a reasonable use under the conditions allowed by the Zoning Ordinance as the previous driveway was angled in a manner that access was still provided to the additional attached garage.

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

The driveways in the neighborhood and surrounding neighborhoods have driveways which are 20 feet, or around 20 feet, at the right-of-way. Permitting a driveway more than 20 feet wide at the right-of-way would not be consistent with the character of the surrounding properties and already appears out of place.

CONCLUSION / RECOMMENDATION

In advance of public comments and discussion from the Zoning Board of Appeals, staff seeks the Zoning Board of Appeals input for the subject variation. Should the Zoning Board of Appeals support the variance request, 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 driveway measuring to approximately 37 feet at the right-of-way for the property located at 17013 S. Corinne Circle (PIN 06-03-29-110-018-0000), subject to the following two (2) stipulations:

- 1) Compliance with the requirements of the Village Engineer;*
- 2) Compliance with the requirements of the Building Department.*

KGG LLC

Attorneys at Law

Nathaniel P. Washburn

ATTORNEY

nwashburn@kggllc.com

Website:

www.kggllc.com

Main Office:

111 N. Ottawa Street
Joliet, IL 60432
(815) 727-4511 T
(815) 727-1586 F

Wheaton Office:

2100 Manchester Rd.
Bldg. B Suite 906
Wheaton, IL 60187
(630) 547-2590 T
(815) 727-1586 F

Morris Office:

Old Natl Bank Bldg.
220 W. Main Street
Suite 302
Morris, IL 60450
(815) 942-1881 T
(815) 942-6444 F

January 16, 2025

Village of Plainfield
Planning Department
24401 W. Lockport Street
Plainfield, Illinois 60544

Re: Weisbrodt/Bejda Variance Application - 17013 S Corinne Cir, Plainfield, IL 60586

I have been retained to represent and assist in the submission of an application to the Village of Plainfield for a variance to allow for a driveway that exceeds the current Village Ordinance. Please find along with this cover letter the following materials:

1. Completed Application for Variance
2. Fee to the Village in the amount of \$425.00
3. Signed and Notarized Disclosure of Beneficiaries
4. Plat of Survey
5. Legal Description; and
6. Sample Public Notice

The variance being requested is to exceed the ordinance maximum of a twenty (20) foot wide driveway entrance and to permit a driveway entrance that is approximately thirty-seven (37) feet wide.

The subject property is a corner lot with the driveway facing S. Corinne Circle. The distance from the intersection at W. Alison Road and S. Corinne Circle to the original driveway entrance was approximately 52 feet. As a result, a vehicle turning to head north on S. Corrine Circle from W. Alison Road presents a traffic hazard as that distance is great enough that the homeowner cannot turn the corner and turn immediately into their driveway, yet it is not sufficient distance that a vehicle can disengage their turn signal and re-engage the same to notice other motorists of

KGG LLC

Village of Plainfield
January 16, 2025
Page 2

the pending turn into their driveway. This has resulted in several near accidents. By allowing the wider driveway access it shortens the distance from the entrance of the driveway to the corner to approximately 35 feet which allows the homeowner to turn the corner and turn almost immediately into their driveway allowing for safer ingress to the property.

Very truly yours,

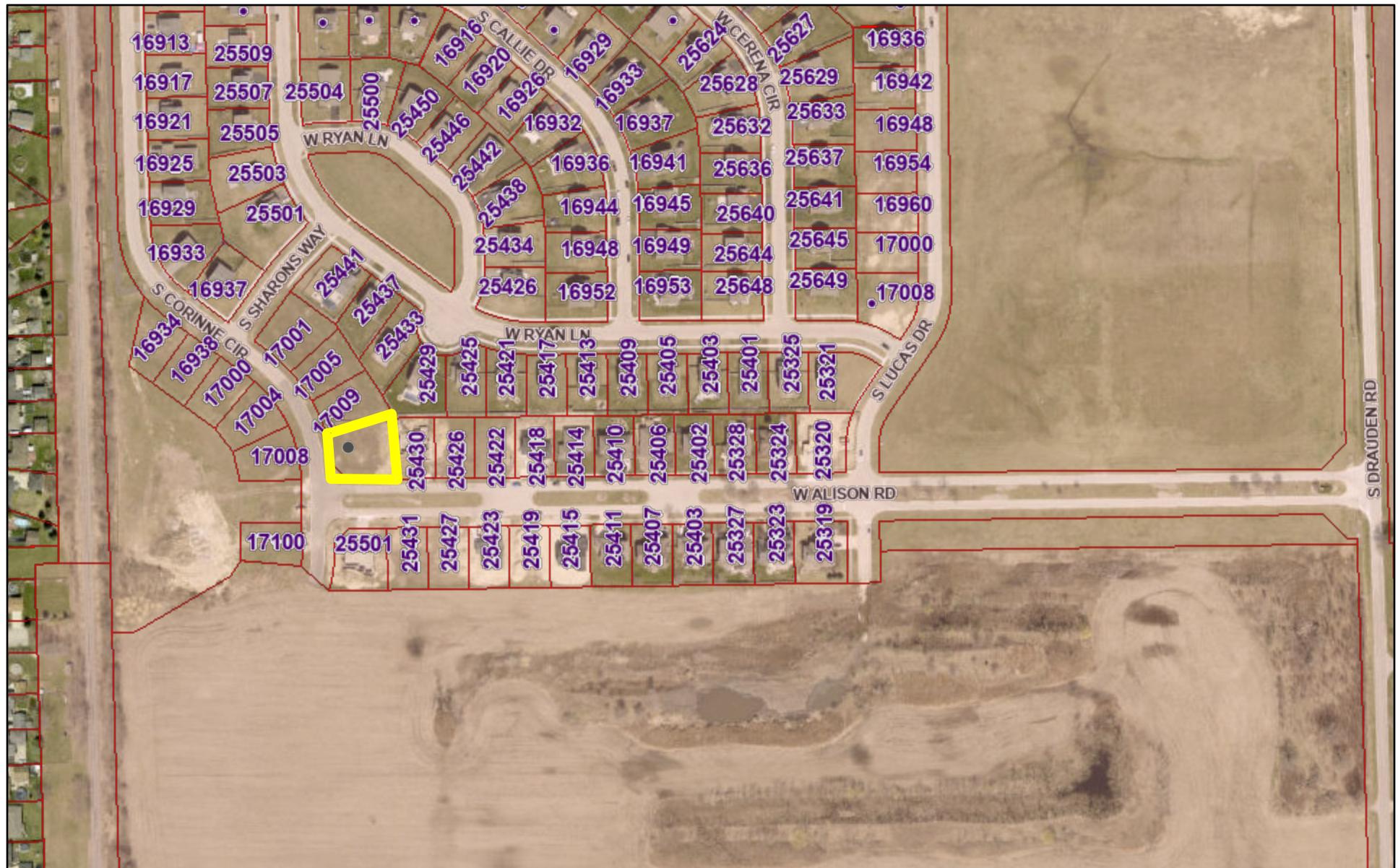
KGG LLC

Nathaniel P. Washburn

Nathaniel P. Washburn

NPW:npw

17013 S. CORINNE CIR



1/17/2025, 11:17:51 AM

1:4,514

• Village Address Points  Plainfield Municipal Boundary
 Parcels

County of Will, Maxar, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

Plat of Lot 575 Springbank of Plainfield - Unit 3 Village of Plainfield Will County Illinois

N

Common Address:
17013 S. Corinne Circle
Plainfield, IL 60586
PIN: 06-03-29-10-01B
Lot Contains: 15,016 Sq.Ft.

NOTES: The basis for the benchmark shown hereon are the engineering "Record Drawings", last revised 10-27-2006.

Information referenced as "from plans" was taken from grading plan developed by Cemcon, Ltd.

Water service line shall be 1-1/2" Type K copper tubing.

Note:

Recorded Building Setbacks
are as shown hereon and/or
described below:

Front yard = 30.0 feet

Rear yard = 20.0 feet

Corner Side yard = 20.0 feet

Interior Side yard = 10.0 feet

Open Grate Manhole
Rim = 617.71 (617.70)

618.1(P) 618.3(P)

N. 72° 45' 36"E.

617.5(P)

617.5

June 1970

17009

S Corinne C

17013

25500

25431

W Alison Dr

W A

→ W Alison Dr →

15



Plan Commission
Record of Minutes

Date: February 4, 2025

Location: Village Hall

CALL TO ORDER

Chairman Minnis called the meeting to order at 7:00 p.m.

PLEDGE TO THE FLAG

Chairman Minnis led the pledge to the flag.

ROLL CALL

Present: Commissioners Campanella, Faheem, Nicholson, Sula and Chairman Minnis

Absent: Commissioners Heinen and Valerga

Staff: Jonathan Proulx, Planning Director; and Basmah Nadeem, Associate Planner

APPROVAL OF MINUTES

Commissioner Faheem made a motion to approve the Minutes of Plan Commission meeting held on January 21, 2025 as presented. Second by Commissioner Campanella. The motion carried unanimously by voice vote:

Ayes: Campanella, Faheem, Heinen, Nicholson, Sula, Valerga and Minnis

Nays: None

Absent: Heinen and Valerga

PUBLIC COMMENTS

No Public Comments.

DEVELOPMENT REPORT

Mr. Proulx provided an update on the following: Trammel Crow Business Park, Playa Vista Unit 2 Subdivision, Pharmacy Automation.

OLD BUSINESS

No Old Business.

NEW BUSINESS

PLAYA VISTA OUTLOT B RESUBDIVISION (CASE 2081-011725.FP)

Mr. Proulx introduced the proposed final plat application.

Applicant did not speak on the behalf of the application.

Chairman Minnis asked for public comments and there was no response.

There was discussion regarding the cost saving for reconfiguring the detention lot.

Commissioner Nicholson made a motion to recommends approval of the Final Plat of Subdivision of Outlot B Resubdivision in 2ND Resubdivision of Playa Vista Unit 1, 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.

Commissioner Faheem seconded the motion. **The motion carried 5:0 by roll call vote.**

Ayes: Campanella, Faheem, Heinen, Nicholson, Sula, Valerga and Minnis

Nays: None

Absent: Heinen and Valerga

SPRINGBANK SUBDIVISION UNIT 3A (CASE 2075-011325.SU)

Commissioner Feheem made a motion to open a Public Hearing for the proposed request for a special use permit for a planned development (PD) of up to 156 single-family detached home lots on approximately 55.25 acres (PIN 06-03-29-3300-012-0000) to be developed under the same terms and conditions as approved by the annexation agreement for Springbank of Plainfield (Village of Plainfield Ordinance No. 2424), in Plainfield, Illinois. Second by Commissioner Nicholson. The motion carried unanimously by voice vote:

Ayes: Campanella, Faheem, Heinen, Nicholson, Sula, Valerga and Minnis

Nays: None

Absent: Heinen and Valerga

Mr. Proulx introduced the proposed special use application.

Chairman Minnis swore in Dean Edmeier. Mr. Edmeier gave a brief presentation about the proposed Unit 3A development.

Chairman Minnis asked for public comments.

Chairman Minnis swore in Laura Davidson, and she has concerns about overgrowth, the speeding on Druaden Road, the wildlife impact, the salt for the trucks, road expansion affection her well.

Chairman Minnis swore in Mike Cup, and had questions about the right-of-way easement and stormwater detention. Mr. Proulx & Mr. Edmeier addressed his questions.

Chairman Minnis swore in Ed Wlezien, and stated he was told that the property behind his house is a protected area and questions about the layout of the subdivision.

There was discussion regarding the open space designation on Comprehensive Plan, clarifying what it means to develop a property with an expired annexation agreement, green space/parks, roadway connection to the subdivision in Joliet, road connections into Unit 3A from Alison Road, commercial development the Springbank subdivision, and will this be part of the Springbank Homeowner's Association.

Commissioner Sula is concerned about the length of blocks for safety reasons, and lack of green space.

Commissioner Nicholson would like to limit the density, increase buffering and provide open space.

Commissioner Nicholson made a motion to close the Public Hearing for the proposed request for a special use permit for a planned development (PD) of up to 156 single-family detached home lots on approximately 55.25 acres (PIN 06-03-29-3300-012-0000) to be developed under the same terms and conditions as approved by the annexation agreement for Springbank of Plainfield

(Village of Plainfield Ordinance No. 2424), in Plainfield, Illinois. Second by Commissioner Campanella. The motion carried unanimously by voice vote:

Ayes: Campanella, Faheem, Heinen, Nicholson, Sula, Valerga and Minnis

Nays: None

Absent: Heinen and Valerga

Commissioner Faheem made a motion to adopt the findings of fact of staff as the findings of fact of the Plan Commission and, furthermore, move to recommend approval of the Special Use for Planned Development to permit a single-family detached neighborhood of up to 156 lots, 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.**

Commissioner Heinen seconded the motion. **The motion carried 5:0 by roll call vote.**

Ayes: Campanella, Faheem, Heinen, Nicholson, Sula, Valerga and Minnis

Nays: None

Absent: Heinen and Valerga

WHEATLAND RESERVE (2074-010725.CP)

Planner Nadeem introduced the proposed concept plan application.

Chairman Minnis swore in Dylan Callaham and Anvar Raufov. The applicant gave a presentation.

Chairman Minnis asked for public comments and there was no response.

The Commissioners concerns included the following:

- Need larger lot size for single-family;
- Development needs less density;
- More green space is needed and adding a park amenity;
- Not the right location at this time; and
- Agreed with feedback in the staff report

There was discussion regarding if this development would be “for rent”, lot sizes, rural residential Comprehensive Plan designation, pool/clubhouse use, block lengths, guest park, for sale vs. for rent, starter home product, who owns the land, who will be the builder.

Commissioner Sula feels this development would be better further east where our current infrastructure is located and the growth area. She would also like to have more sidewalk connections to the detention pond. Commissioner Sula also indicated that “starter homes” are lacking in the community.

Chairman Minnis suggested moving the pool into the townhome section of the subdivision and would prefer an all “for sale” product in the development.

FAIRFIELD RIDGE TOWNHOMES (CASE 2073-121124.CP)

Mr. Proulx introduced the proposed concept plan application.

Chairman Minnis swore in Anothy Pasquinelli. The applicant gave a presentation.

Chairman Minnis asked for public comments and there was no response.

There was discussion regarding adding commercial to the development, unit size, landscaping, pedestrian crossing, roof top deck option, building elevations, guest assess to units, exterior elevation building materials, pedestrian connection to Van Dyke Rd., stormwater detention, and garbage collection.

Commission Sula suggested a pedestrian crossing at Soldier Drive and creating some smaller units.

The application was generally supported by the Plan Commission.

VAN DYKE MULTI-FAMILY DEVELOPMENT (2079-012325.CP)

Mr. Proulx introduced the proposed concept plan application.

Chairman Minnis swore in Gene Kripak. The applicant gave a presentation.

Chairman Minnis asked for public comments.

Chairman Minnis swore in Bill Caton and he stated he is the realtor for this property and explained the history of the property.

There was discussion regarding the product will be for lease luxury apartments, vehicular site access, pedestrian access to Van Dyke, the history of the property, garage parking, and landscaping.

Commission Nicholson would like to see full access on Van Dyke Rd.

Commissioner Sula suggested flipping the building to the south to allow for full access and adding a sidewalk to the southside of the property to allow for access to Van Dyke Rd.

Chairman Minnis agreed with reconfiguring the site for full access but wants to ensure there will be site synergy and suggested adding access for the Fire Department on Sheffield Ln. and additional buffering for the adjacent residential properties.

The Commissioners generally supported the development but have a concern regarding vehicular site access.

DISCUSSION

No Discussion.

Chairman Minnis read the reminders.

ADJOURN

The Plan Commission meeting adjourned at 9:34 p.m.

Respectfully submitted by

Tracey Erickson

Tracey Erickson, Recording Secretary

Click [here](#) to view the video of the meeting.

John F. Argoudelis
PRESIDENT

Michelle Gibas
VILLAGE CLERK

TRUSTEES

Margie Bonuchi
Patricia T. Kalkanis
Richard Kiefer
Cally Larson
Tom Ruane
Brian Wojowski



TO: PLAN COMMISSION
FROM: BASMAH NADEEM, ASSOCIATE PLANNER
MEETING DATE: FEBRUARY 18, 2025
SUBJECT: REPORT TO THE PLAN COMMISSION
12820 S. ROUTE 59 - MASSAGE ENVY
CASE # 2080-012425.SU

REQUEST: Special Use for Massage Establishment (**Public Hearing**)

PETITIONER(S): Garret M. Johnson

LOCATION: 12820 S Route 59

ZONING: B-3 Highway Business District PUD

COMP. PLAN: *Corridor Commercial*

DISCUSSION

The petitioner is seeking a recommendation of approval for a special use to permit a massage establishment for the property located at 12820 S Route 59. The applicant has an existing Massage Envy business in the Jewel-Osco subdivision and is moving their operations to the subject property instead.

Special use requests require a public hearing. Pursuant to state statute and the Village's Zoning Ordinance, due notice was published, a sign was posted on the property, and adjacent property owners were given written notice. If any public comment is provided from the date of this report to the public hearing, staff will include it as part of the packet.

Existing Conditions/ Site Context

The subject site is in the Kensington Center subdivision, which is located at the southwest corner of 127th Street and Route 59. The subject site, positioned at the southeast corner of the subdivision, has a PUD designated for the existing jewelry store on the site. The proposed use will be a part of the same structure.

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

North: B-3 Highway Business District
127th Street (Major Collector)
East: Route 59 (Major Arterial)
A-1 Agricultural Will County
South: R-1 PUD Low Density Single-Family Residential District (Kensington Club)
West: B-3 Highway Business District

ANALYSIS

The applicant is seeking approval for a special use permit of a massage establishment. The subject site includes a single-story structure that is approximately +/- 6,000 square feet in area. The petitioner has intentions to expand to the rest of the building if there is a vacancy. Based on this, the parking minimum for the site as whole would be 20 spaces for the proposed use. These calculations are based on the parking minimum requirement for massage establishments – 1 space per 300 square feet. If the applicant chooses to remain within the unit they are currently proposing to occupy (approximately +/- 2,400 square feet in area), the required minimum spaces would be 8 stalls. Regardless, the subject site holds 30 parking spaces, which exceeds the required minimum.

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 within the neighborhood; and*

Staff finds that the special use will not be injurious to the use and enjoyment of other properties, nor will it diminish property values in the immediate area. The subject site is surrounded by various other commercial properties, ensuring that it meets the standards for the neighborhood.

The applicant has had an existing massage establishment within Plainfield for years now with no particular issues.

- 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 submits that the proposed use will not impose on the normal and orderly development for adjacent properties in the subject zoning district. As this is a commercial use, it will not interfere with other commercial businesses utilizing this subdivision.

CONCLUSION / RECOMMENDATION

In conclusion, the presented massage parlor operation meets the findings of fact for the special use provisions. Based on the foregoing analysis, prior to any public comment or discussion by the Plan Commission, staff recommends approval. 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 a massage establishment for the property located at 12820 S Route 59 (PIN 07-01-33-208-007-0000), subject to the following three (3) stipulations:

- 1. Compliance with the requirements of the Building Department; and*
- 2. Compliance with the requirements of the Plainfield Fire Protection District; and*
- 3. Compliance with the requirements of the Plainfield Police Department.*

DUNN, MARTIN & MILLER, LTD.

Attorneys at Law

MICHAEL J. MARTIN
RANDAL J. MILLER
MICHAEL R. MARTIN

15 WEST JEFFERSON STREET
SUITE 300
JOLIET, ILLINOIS 60482
TELEPHONE (815) 726-7311
FAX (815) 726-2644
www.WillCountyLaw.com

FRANCIS A. DUNN (1913-1994)

January 24, 2025

VIA EMAIL bnadeem@goplainfield.com

Village of Plainfield Planning Department
c/o Basmah Nadeem, Associate Planner
24401 W. Lockport Street
Plainfield, IL 60544

**Re: Special Use for Massage Therapy Clinic
Property: 12820 S. Route 59, Plainfield, IL 60585
Tax ID: 07-01-33-208-007-0000
Relocation of Current Massage Envy**

Dear Ms. Nadeem:

Attached is the Special Use Application being submitted on behalf of my client, Benessere RE Holdings, LLC (“Benessere”), that seeks a Special Use for a massage therapy clinic to provide massage therapy, esthetician and other related skin care services for the property located at 12820 S. Route 59, Plainfield, IL 60585 (the “Property”). Benessere is currently under contract to purchase the Property in order to relocate its current Massage Envy Clinic located 13400 S. Route 59, #118, Plainfield, IL 60585 (the “Clinic”) to the Property.

The Property is improved with an approximate 6,000 square foot, fully constructed commercial building. It is currently zoned B-3 with a PUD and is an out-lot (Lot 5) of the commercial shopping center known as Kensington Center, anchored by the Target Store along S. Route 59, and as shown on the Plat of Subdivision attached hereto. The commercial building was originally constructed as part of the development of Kensington Center and already has sufficient parking and landscaping installed for the proposed use. The building is divided into two units with one portion of the building being occupied by Mark Peter’s Diamond Designs (the “Jewelry Store”). The Jewelry Store is owned and operated by the current owner of the Property; and pursuant to the purchase contract, the Jewelry Store will continue to occupy its current space for

Village of Plainfield
Special Use for 1820 S. Route 59
January 24, 2025
Page 2 of 3

the foreseeable future. For the Village's convenience, I have attached the original building plans received from the current owner for the construction of the building (the "Building Plans").

The tenant space, as identified on the Building Plans and which contains approximately 2,400 square feet, is where Benessere desires to relocate the Clinic into. This portion of the building is currently vacant but was previously occupied by the F45 Training Studio and Gym. I have also attached the As-Built drawings of this space along with a draft layout of my client's anticipated build-out. The interior build-out will still be subject to Village review and approval as part of the building permit process should the Special Use be approved. In addition, my client has also already met with the Plainfield Fire Department to discuss their proposed buildout to ensure it complies with the Fire Department's requirements. While the current plan in the immediate future is to only occupy a portion of the building, my client seeks the Special Use for the entire building to allow for future expansion into the space occupied by the Jewelry Store should it vacate in the future.

The principals of Benessere purchased the Clinic in 2013 from the original owner and have been operating the Clinic continuously since then. The same principals who own and operate the Clinic also own and operate the Massage Envy Clinic located at 1033 Brookforest Ave (Route 59), Shorewood, IL 60404. Neither location has ever been subject to any citations or accusations of wrongdoings or illicit acts, which my client takes great pride in. However, it is necessary that my client obtain the Special Use to relocate the Clinic, as its lease for its current location expires at the end of the year, and the Clinic needs a new location within the Village to continue to serve the community.

The Clinic is currently, and after relocation will remain a franchisee of Massage Envy, one of the largest massage and therapy franchises in the United States, with over 1,100 franchise locations and employing over 30,000 licensed massage therapist and estheticians in the United States. Pursuant to its franchise agreement, the Clinic is subject to strict regulations, including but not limited to, requirements only licensed therapist and estheticians are employed, annual background checks for all employees, and continuing education yearly license requirements. Currently, between both of its clinics in Plainfield and Shorewood, Benessere employs approximately 60+ licensed massage therapist and estheticians, with 20+ employees working exclusively out of the Plainfield location.

The new location will allow Benessere to continue to serve the Plainfield community with massage, esthetician and other skin care related services being performed by only licensed and certified staff, the majority of which live in the Village or nearby area. Benessere takes great pride in operating a reputable and well-established business in the Village, while employing current

Village of Plainfield
Special Use for 1820 S. Route 59
January 24, 2025
Page **3** of **3**

residents of the Village, and generating sales tax revenue for the Village; and hopes to continue to serve the community moving forward.

Should the Village Board or Village Staff have any questions regarding the application or need anything additional to move forward with the public hearings on the Special Use please do not hesitate to contact me. I look forward to working with the Village on the Special Use and thank you, in advance, for your kind cooperation.

Very truly yours,

Michael R. Martin

MICHAEL R. MARTIN

Cc: Benessere RE Holdings, LLC

Attachments:

- (1) Special Use Application
- (2) Plat of Subdivision
- (3) Building Plans
- (4) Draft layout plans dated 12/27/2024
- (5) As Built-Plans

12820 S RT 59



1/27/2025, 9:16:24 AM

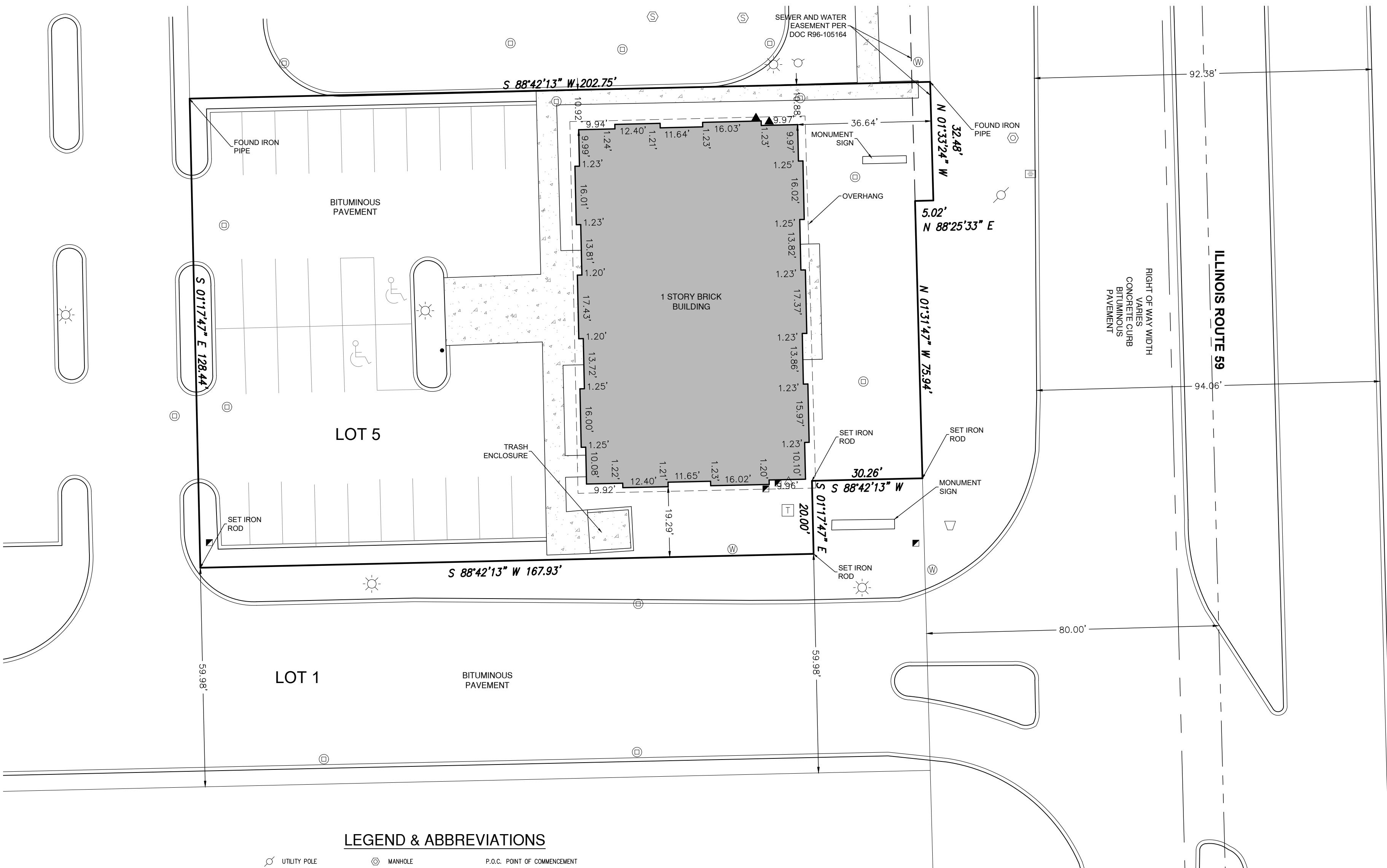
1:4,514
 0 0.03 0.06 0.11 mi
 0 0.04 0.09 0.18 km

- Utility Addresses
- Village Address Points
- Parcels
- Plainfield Municipal Boundary

County of Will, Maxar, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

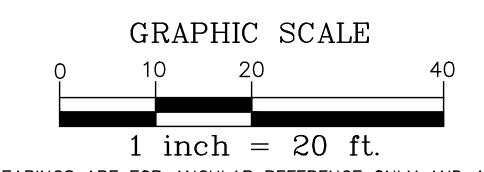
PLAT OF SURVEY

OF
LOT 5 OF KENSINGTON CENTER, BEING A SUBDIVISION OF PART OF THE NORTHEAST
QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN WILL COUNTY, ILLINOIS.



LEGEND & ABBREVIATIONS

Utility Pole	Manhole	P.O.C. POINT OF COMMENCEMENT
Light Pole	Sanitary Manhole	P.O.B. POINT OF BEGINNING
Transformer	Storm Structure (Closed)	° DEGREES
Utility Pedestal	Storm Structure (Open)	' FEET/MINUTES
Traffic Signal	Curb Inlet	” INCHES/SECONDS
Signal Vault	Valve Vault	S.F. SQUARE FEET
Utility Vault	Clean Out	(REC) RECORD BEARING/DISTANCE
Gas Valve	Flared End Section	TF TOP OF FOUNDATION
Water Valve	—W— Water Line	FF FINISHED FLOOR
Electric Meter	—T— Telephone/CATV Line	TP TOP OF PIPE
Gas Meter	—G— Gas Line	B.S.L. BUILDING SETBACK LINE
Fire Hydrant	—E— Electric Line	P.U.E. PUBLIC UTILITY EASEMENT
Auto Sprinkler	—OHW— Overhead Wires	D.E. DRAINAGE EASEMENT
Monitoring Well	—STM— Storm Sewer	L ARC LENGTH
Ground Light	—SAN— Sanitary Sewer	R RADIUS LENGTH
Bollard	—X— Chain Link Fence	C CHORD LENGTH
B-Box	—□— Stockade Fence	CB CHORD BEARING
Sign	—— Guard Rail	CMP CORRUGATED METAL PIPE
Flag Pole	—●— Iron Fence	Concrete Surface



BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE
NOT RELATED TO TRUE OR MAGNETIC NORTH

BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE
NOT RELATED TO TRUE OR MAGNETIC NORTH

Keith E. Bollinger, IPLS 1/27/2025
P. 6 of 11, H-1, L-1, N- 225-2550

Professional Land Surveyor No. 035-3592
Exam 11-22-2022

Expires 11-30-2026

THIS PROFESSIONAL SERV

CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



PLAT OF SURVEY

12820 SOUTH ROUTE 59

PLAT OF SURVEY		DATE	REVISIONS	BY
12820 SOUTH ROUTE 59				
PLAINFIELD, ILLINOIS				

FIELD WORK: DK&GP
DRAFTED BY: KB
PROJ SURV: KB
FIELD DATE: 1/24/25
SCALE 1"-20'

SHEET

25-1360-100

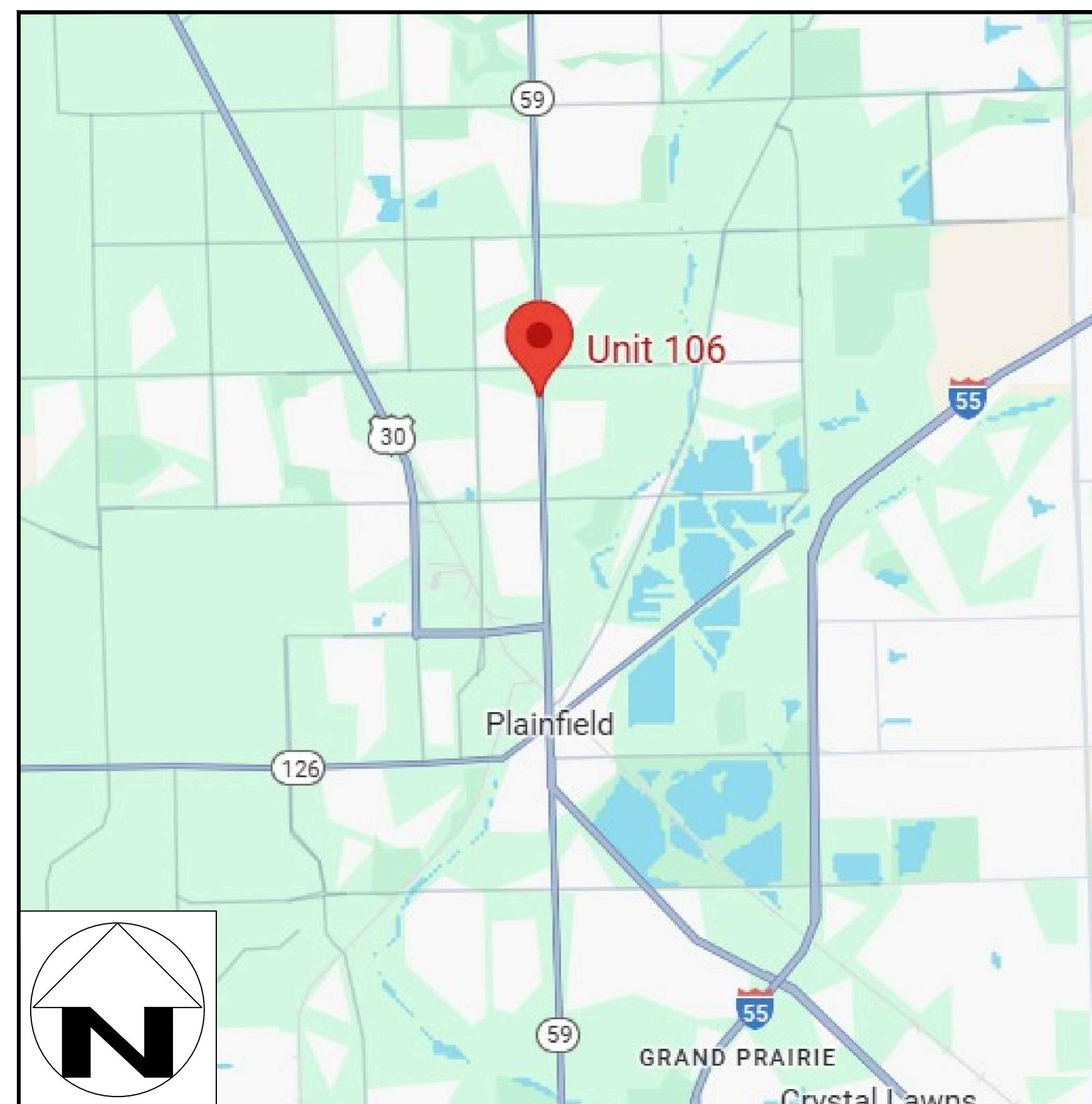
MASSAGE ENVY

12829 S ROUTE 59 STE 106
PLAINFIELD ,IL 60585

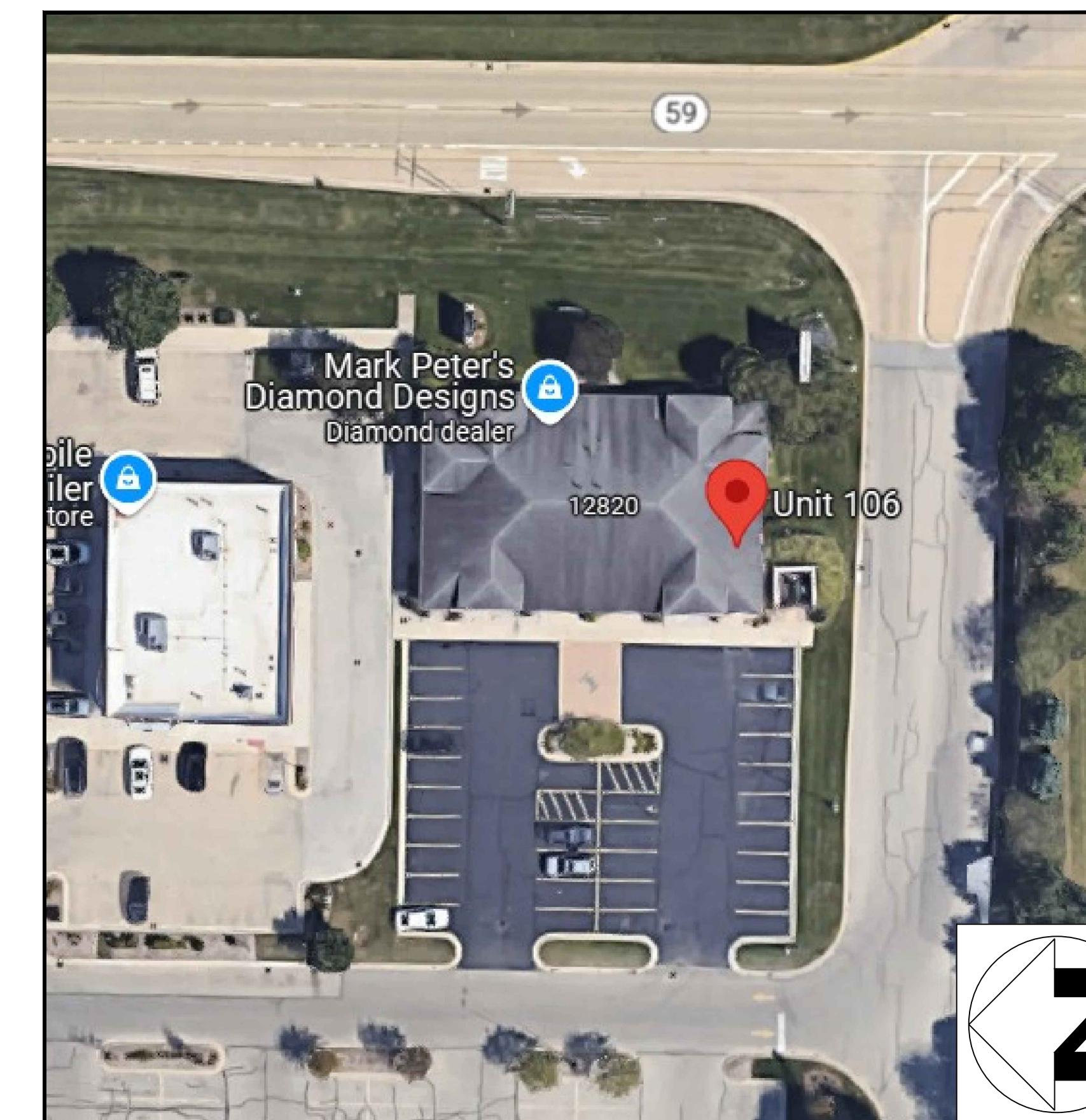
AS-BUILT DOCUMENTATION



VICINITY MAP



AERIAL VIEW



PPM PROJECT CONTACTS

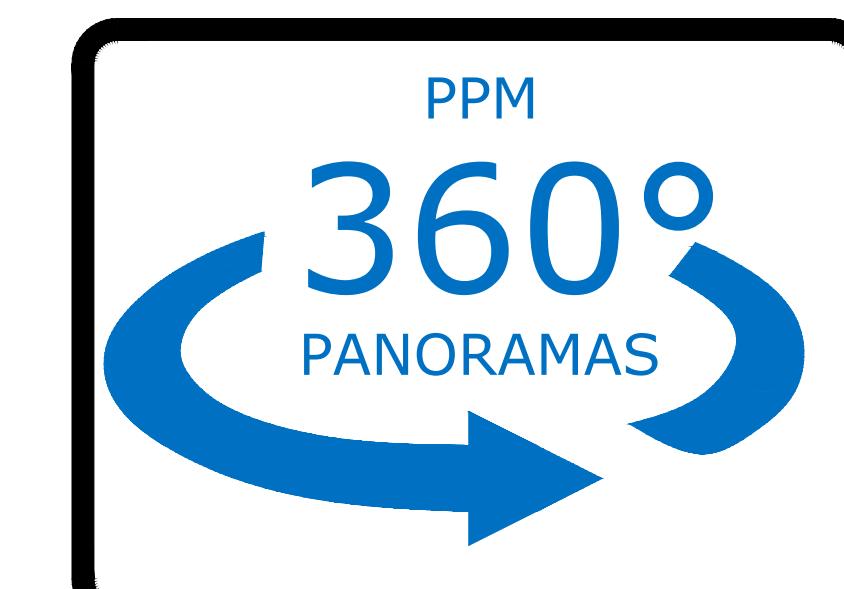
NATIONAL OFFICE
BILL HUDSON
PROJECT MANAGER
BHUDSON@PPMCO.NET
(562) 546-7508

CORPORATE OFFICE
OFFICE@PPMCO.NET
(855) 272-8458 EXT. 100
[HTTPS://PPMCO.NET/CONTACT/](https://PPMCO.NET/CONTACT/)

SHEET INDEX

SHEET	NAMES
1	COVER PAGE
2	FLOOR PLAN
3	REFLECTED CEILING PLAN
4	ROOF PLAN
5	EXTERIOR ELEVATIONS

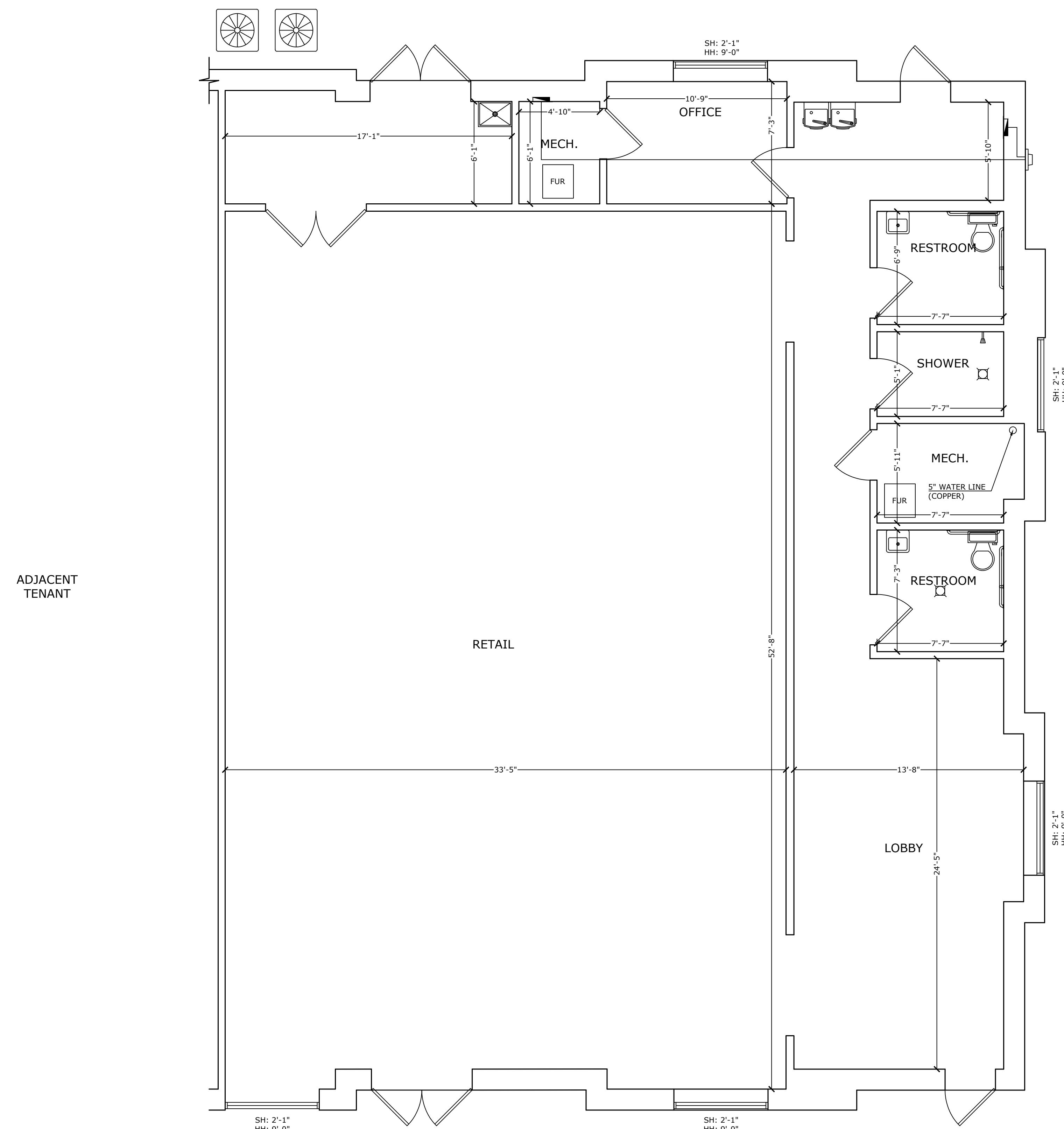
PROJECT LINKS

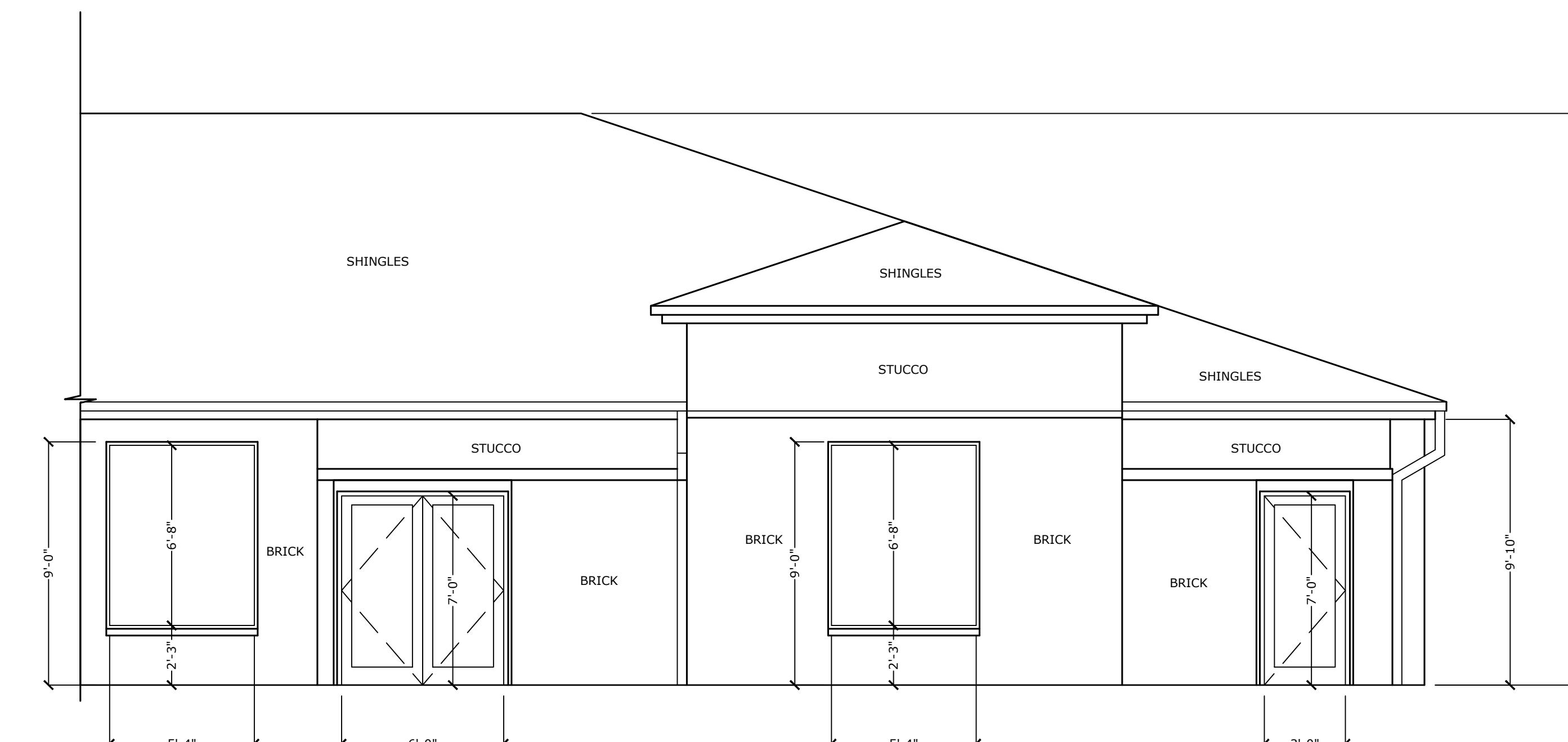


CLICK HERE TO VIEW YOUR PLANS USING
PPM'S WEB VIEWER POWERED BY



LEGEND	TWH = RANGE	TWH = TANKLESS WATER HEATER	PV = SOLAR COMPONENTS
LOW CASEWORK	REF = REFRIGERATOR	WH = WATER HEATER	EP = ELECTRICAL PANEL
UPPER CASEWORK	OV = OVEN	WS = WATER SOFTNER	WH = WALL HEATER
FULL HEIGHT CASEWORK	W/D = DISH WASHER	FD = FLOOR DRAIN	DP = DATUM POINT
W/D = WASHER/DRYER COMBO	W = WASHER	TC = TRASH COMPACTOR	GM = GAS METER
W = WASHER	D = DRYER	FUR = FURNACE	EM = ELECTRIC METER
D = DRYER			HH = HEADER HEIGHT





STORE FRONT