

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: March 10, 2022

CASE NO.: DP-22-005

PETITIONER: Lynn Bolek for AJ Veneklasen, Inc.

REQUESTED ACTIONS: Petition seeking Architectural and Site Design Approval for an approximately 56,190 square foot addition to an existing distribution building.

LOCATION: 2495 East Perry Road

PARCEL SIZE: 7.75 acres +/-

APPLICABLE REGULATIONS: Plainfield Zoning Ordinance
Plainfield Subdivision Control Ordinance
Plainfield Comprehensive Plan



<u>EXISTING ZONING AND LAND USE</u>		<u>COMPREHENSIVE PLAN</u>	
Site:	I-2 Office/Warehouse Distribution	Site:	LI: Light Industrial
North:	I-2 Office/Warehouse Distribution	North:	LI: Light Industrial
South:	AG Agriculture	South:	POS: Parks and Open Space
East:	I-2 Office/Warehouse Distribution	East:	LI: Light Industrial
West:	I-2 Office/Warehouse Distribution	West:	LI: Light Industrial

PROJECT DESCRIPTION

The applicant is seeking Architectural and Site Design Approval for an approximately 56,190 square foot addition to an existing industrial building. The site was master planned for a comparable expansion, but the size of the expansion and time elapsed since the original approval requires Plan Commission approval.

PLANNING OVERVIEW

The site is located at 2495 East Perry Road, which is not actually adjacent to Perry Road, but instead on a shared drive. It was approved in 2008 with the understanding that a future expansion could occur.

Ingress/egress to the site will not be impacted, but an internal drive will be created to circulate around the building.

The applicant has provided a set of plans that, as of the time of the staff report, were incomplete. Staff will continue to seek to receive these completed documents with sufficient time prior to the meeting for the Committee to review.

DESIGN REVIEW

Staff requests that the Design Review Committee review the proposed development project and provide comments and / or design recommendations to the applicant and staff. The following items are identified by the Zoning Ordinance as standards for Development Plan review:

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1. **Minimum Yards and Building Setbacks:** Complies.
2. **Finished Façade Toward a Gateway:** Complies.
3. **Loading Space Orientation:** Complies.
4. **Outside Storage:** None shown. Complies.
5. **Maximum Building Height:** Complies.
6. **Parking Spaces:** Complies.
7. **Site Lighting:** Photometric plan and cut sheets **comply**.
8. **Building Materials:** Complies.
9. **Mechanical Equipment:** **As per the applicant:** “The equipment design will be provided design/build and is not yet available. The heat system is proposed to be radiant heaters, and no rooftop units are proposed. MEP plans of the roof will be provided to staff for review and approval prior to their construction.”
10. **Trash Enclosure / Trash Compactor:** Complies.
11. **Pedestrian Connectivity:** The nearest pedestrian facility is approximately 850 feet away and a connection was not required by ordinance. **Complies.**
12. **Perimeter Yard Landscaping:** **It is unclear whether the southern perimeter complies.**
13. **Parking Lot Trees:** Complies
14. **Parking Lot Screening:** Present for existing and not applicable for new construction. **Complies.**
15. **Foundation Landscaping:** **Foundation landscape appears to comply**
16. **Signs:** A sign location has been presented. Permits will still be required for any/all non-exempt signage.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. Are there sufficient architectural details to break up the large mass of the building?