

FINDINGS OF FACT  
FOR VARIANCE OF USE  
BY THE PLAINFIELD BOARD OF ZONING APPEALS

Petition: BZA-22-042

Applicant: Louder Enterprises, Inc  
6700 Lorraine Drive  
Countryside, IL 60525

Address: 1750 Smith Rd.

A Variance of Use application was submitted to the Plainfield Department of Development Services, Division of Planning and Zoning, for the above referenced location. The application, submitted by Louder Enterprises Inc. sought approval for the following:

1. Variance of Use for Chapter 154, Article 2.13,A,1 to allow a temporary concrete batch plant in the I-2: Office / Warehouse Distribution District.

The Plainfield Board of Zoning Appeals conducted a hearing regarding this application on July 18, 2022. After testimony was given and evidence was presented to the Board, a motion to DENY the Variance of Use application was made and the motion carried 5-0.

**VARIANCE OF USE FINDINGS**

Indiana Code §36-7-4-918.4 and Article 10.3,C,1,f of the Town of Plainfield Zoning Ordinance state that a Variance of Use may be approved only upon a determination in writing that the following standards are met. In its deliberations, the Plainfield Board of Zoning Appeals weighed the evidence associated with the following standards and made the following findings in denying the request for Variance of Use. The Board sets out its findings in the bold text below each standard.

1. *The approval will not be injurious to the public health, safety, morals, and general welfare of the community:*

**The variance would be injurious to the general welfare of the Town due the environment issues raised during the hearing were not adequately satisfied.**

2. *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:*

**Granting the variance to allow a temporary concrete batch plant would adversely affect adjacent areas because of the proximity to residential adjoining areas and the adjacent public thoroughfares.**

3. *The need for the variance arises from some condition peculiar to the property involved.*  
**The applicant did not adequately address this need in their presentation or its answers to questions presented during the hearing.**
  
4. *The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought; and*  
**There are other administrative remedies available to the applicant provided by the Town of Plainfield which would be more appropriate.**
  
5. *The approval does not interfere substantially with the Comprehensive Plan.*  
**The Comprehensive Plan calls for this area to provide office and light industrial warehousing, not the more intensive heavy industrial use as a concrete batch plant.**

The Findings of Fact contained herein are adopted by the Plainfield Board of Zoning Appeals on September 19, 2022.

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Greg Monnett, Chairman

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Andrew Klinger, Secretary