

# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: February 9, 2023

CASE NO.: Not Docketed

PETITIONER: JBG IL Holdings LLC

REQUESTED ACTIONS: Development Plan Approval for a Drive-Through Coffee Restaurant

LOCATION: 1101 W Main St

PARCEL SIZE: 1.3 acres +/-

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



EXISTING ZONING AND LAND USE			COMPREHENSIVE PLAN		
Site:	GC	General Commercial	Site:	LC	Local / Corridor Commercial
North:	PUD	Saratoga PUD	North:	LC	Local / Corridor Commercial
South:	REL	Religious Use	South:	PSP	Public / Semi-Public
	AG	Agriculture			
East:	GC	General Commercial	East:	LC	Local / Corridor Commercial
	MUN	Municipal		PSP	Public / Semi-Public
West:	AG	Agriculture	West:	LC	Local / Corridor Commercial

## PROJECT DESCRIPTION

The applicant is seeking Development Plan approval for a Biggby Coffee drive-through restaurant to be in an existing retail space. The project will involve site modifications to accommodate the drive-through facility including relocation of dumpster enclosure, the addition of a menu ordering board, and striping to direct on-site circulation which would be restricted to one-way travel in certain locations.

## PLANNING OVERVIEW

The site is located on the southwest corner of Moon Rd. and US 40 / Main St. and includes an existing BP fueling station. The project received development plan approval on March 5, 2012 (DP-12-001). The proposed use would occupy a currently vacant tenant space at the west end of the building.

The site is within 600' of Main St. and Moon Rd. – both of which are Gateway Corridors. The ordinance allows the addition of accessory uses such as drive-through facilities to be reviewed and approved administratively. However, in this situation the proposed site modifications represent a significant change to the overall site. Additionally, it appears that development of the existing site did not follow the plans approved by the Plan Commission in certain areas such as landscaping and pedestrian connectivity. Therefore, staff determined

# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

that the proposed use was not suitable for administrative approval and that an amended development plan would need to be submitted to the Plan Commission.

## 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:

Design Review Summary		
Review Area	Status	Questions / Comments
Building Design		
Minimum Yards and Building Setbacks	Not applicable	
Maximum Building Height	Not applicable	
Finished Façade Toward a Gateway	Not applicable	
Building Materials	Not applicable	
Site Design		
Loading Space Orientation	Not applicable	
Outside Storage	Not applicable	
Parking Spaces	Not applicable	
Site Lighting	Not applicable	No additional lighting proposed
Mechanical Equipment:	Not applicable	Staff would note that the current building is not in compliance with the ordinance as mechanical equipment is not screened on the south elevation.
Trash Enclosure / Trash Compactor	Compliance unknown	The existing dumpster enclosure on the west side of the building will be removed and replaced with a new enclosure on the SW corner of the site. No details provided.
Pedestrian Connectivity	The site does not comply.	No pedestrian connectivity has been provided to the entrance from the sidewalk on Main St.
Landscaping		
Perimeter Yard Landscaping	Not applicable	Current compliance unknown due to prior deviations from the approved landscape plan.
Parking Lot Trees	Not applicable	
Parking Lot Screening	Not applicable	
Foundation Landscaping	Not applicable	
Trash Enclosure	Does not comply	Foundation landscaping of not less than hedge plants spaced four feet on center is required

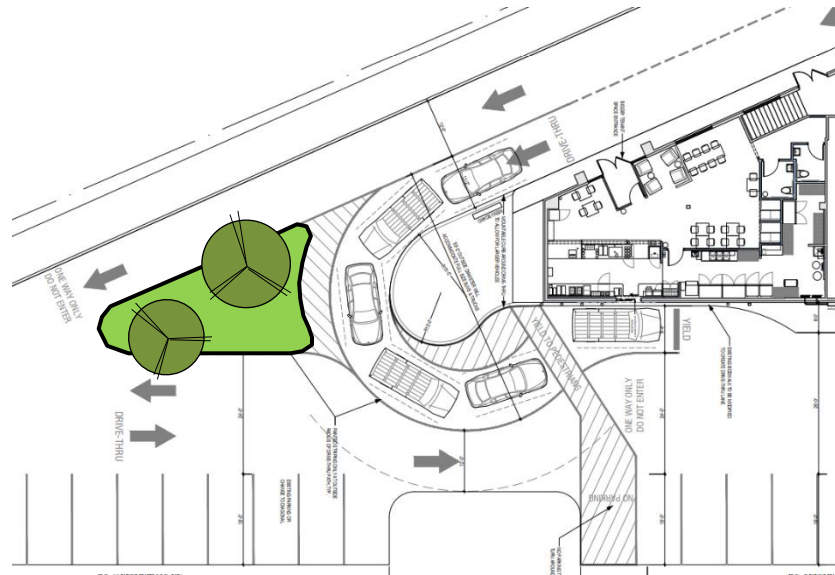
# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

Other		
Signs:	Compliance unknown	Need more information regarding size of façade – the sign will be subject to permit review.

## STAFF COMMENTS, QUESTIONS AND CONCERNS

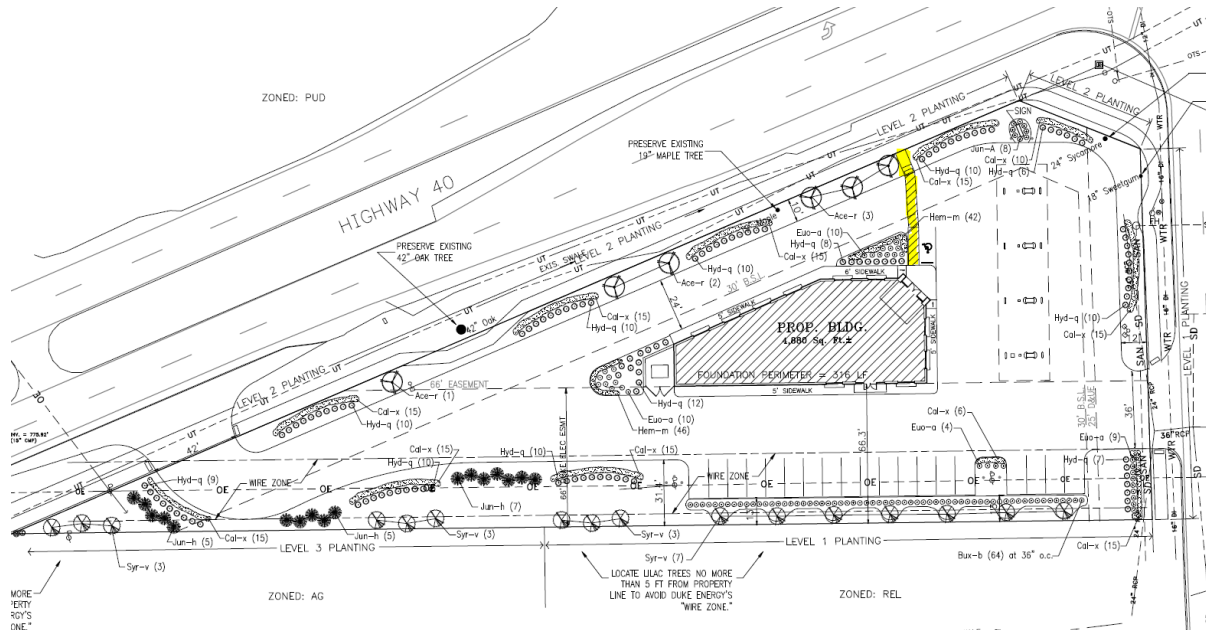
1. Adding a drive-through facility to this site will impact vehicular circulation. The applicant has proposed using pavement markings to direct and control the flow of traffic around the building, which would be limited to one-way in certain locations. Staff recommended that the painted island to the west of the building be replaced with a rolled-curb island which could including landscaping. This improvement would physically limit the flow of traffic on the site and decrease the likelihood of eastbound travel on the north side of the building. Adding landscaping would help soften the visual impact of the drive-through stacking area.

Similarly, there would not be any physical barrier preventing westbound traffic from crossing the drive-through stacking area on the south side of the building. The transition from two-way to one-way to two-way travel could be problematic. Adding physical definition to the drive-through could be more effective at controlling and restricting traffic flow.



2. The original development plan showed a pedestrian connection at the northeast corner of the building which was not installed. It should be noted that at the time of approval the ordinance also required a connection with Moon Rd. which was waived by the Plan Commission. The applicant has indicated that the project will comply with the ordinance but at this time staff does not have details on how that will be accomplished.

# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT



*DP-12-001 Landscape Plan*

3. As part of the request for a Development Plan Amendment an updated landscape plan reflecting the existing landscaping should be submitted for review.
4. The proposed dumpster enclosure would be located a considerable distance from the building and the doors would be facing Main St. Given the propensity for enclosure doors to remain open or be “pinned” behind the dumpster, is this a desirable location and orientation?



5. In its findings for approval the Plan Commission must determine that the proposed development is appropriate to the site and its surroundings. The existing development did not account for a drive-through facility in the design. Are the proposed improvements sufficient to meet the above criteria?