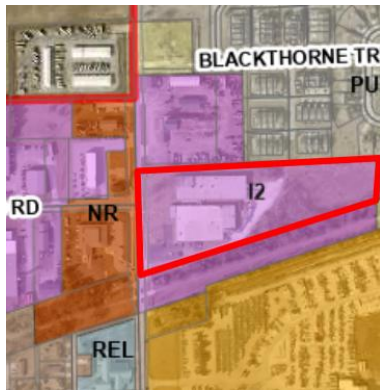




TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: 08-11-2026
CASE NO.: [Integrity Rotational Molding addition](#)
PETITIONER: InSite Engineering for Integrity Rotational Molding
REQUESTED ACTIONS: Development Plan for a 53,100 square foot addition to an existing building
LOCATION: 701 North Carr Road
PARCEL SIZE: 7.28 acres (+/-)



EXISTING ZONING AND LAND USE			THRIVE! COMPREHENSIVE PLAN		
I-2	Office/Warehouse Distribution	Site:	BAL	Business/Advanced Logistics	
I-2	Office/Warehouse Distribution	North:	BAL	Business/Advanced Logistics	
PUD	Blackthorne PUD		<u>SMR</u>	Suburban Mixed Residential	
			<u>OS</u>	Open Space	
	Vandalia Trail	South:	OS	Open Space	
PUD	Blackthorne PUD	East:	OS	Open Space	
NR	Neighborhood Retail	West:	BAL	Business/Advanced Logistics	

PROJECT DESCRIPTION

Requested Action: • Development Plan for a 53,100 square foot addition to an existing building

Concurrent Actions: • None

Future Action(s) if approved: • Improvement Location Permit and other required permits (*Administrative*).



PROJECT REVIEW

The project has been reviewed for compliance with applicable Town ordinances and regulations. Items which do not



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comply or that need additional information to determine compliance have been identified below.

PROJECT COMPLIANCE SUMMARY

Compliance unknown / needs attention

Does not comply

Review Area	Code Reference	Status	Questions / Comments		
Building Design					
Minimum Yards and Building Setbacks	14.2.D.2	Does Not Comply	The fire access drive is within the bufferyard. Bufferyards are not allowed to have anything beyond landscaping. A variance will be required.		
Maximum Building Height	14.2.E.2	Compliant			
Building Materials	4.21	Determining compliance will require DRC review of the physical materials to determine whether the metals are architectural quality metals. (see <i>DRC Interpretation at end</i>)	FAÇADE POINTS	Required	Shown
			North (Primary)	550	268 or 590
			East (Secondary)	500	138 or 676
			South (Primary)	550	0 or 800
			West (Primary)	550	8 or 800
Mechanical Equipment:	4.1G	Compliant	HVAC units will be mounted inside the building's rafters.		
Building Lighting	4.9.C	Cut Sheets do not comply	Photometric plan complies, but the light needs to be a downward facing light.		
Site Design					
Drive-Through Facilities	4.1.D	Not applicable			
Loading Space Orientation	4.11.C.1.d	Compliant			
Outside Storage	4.16.B.9	No outside storage shown			
Outdoor Seating/Dining	4.16.E	Not applicable			
Parking Area Location	4.10.C	Compliant			
Off-Street Parking Area Cross Access Connection	4.10.D.7	Not applicable			
Bicycle Parking	4.10.E	Complies	Shown in vicinity of existing building.		
Parking Spaces	4.10.F	Compliant			
Site Lighting	4.9.D 5.5.C.6	Not applicable	No additional site lighting, all lighting provided by wall lighting.		
Trash Enclosure / Trash Compactor	4.1.J	Not applicable	Screened by building.		
Pedestrian Connectivity	4.1.H	Compliant			
Landscaping					
Perimeter Yard Landscaping	4.7.C	Complies			



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Foundation Landscaping	4.7.E	Complies	
Parking Lot Trees	4.7.F	Compliant	
Parking Lot Screening	4.7.F	Compliant	
Trash Enclosure Landscaping	4.1.J	Not applicable	

DRC INTERPRETATION

Building Materials. In the Project Compliance table above, there is a variable score in the Façade Points column. This variation is due to the metal cladding that is proposed for use.

The applicant is referring to it as an architectural metal, but there is minimal documentation about the product being used (*see right*). From the drawings provided, it is unclear whether it is an architectural metal or a version of a standing seam or other flat, non-ornamental, or non-architectural metal paneling.

MARK	DESCRIPTION	MFG	MODEL/TYPE	COLOR	FINISH
MET 1	DECORATIVE METAL PANEL	NUCOR	WALL PNL- 42" CF STRIATED	REGAL GRAY	SMOOTH
MET 2	DECORATIVE METAL PANEL	NUCOR	WALL PNL- 42"	FOX GRAY	EMBOSSED RIB
MET 3	DECORATIVE METAL PANEL	NUCOR	WALL PNL- 42"	CHARCOAL	RIBBED

What staff is seeking from the DRC. An interpretation of whether that metal being proposed is:

- Architectural/ornamental
- Non-architectural/non-ornamental
- A different type of metal altogether. If this option is chosen, then the DRC needs to classify it as either:
 - Primary material — most desirable due to aesthetic quality, permanence, and/or durability
 - Accent material — desirable as a complimentary material, but not be a primary material
 - Discouraged material — not desirable for typical use but could be approved in limited quantities.