



**PLAINFIELD PLAN COMMISSION**  
**MAY 1, 2023 6:30 P.M.**  
**PLAINFIELD FIRE TERRITORY TRAINING ROOM**  
**591 MOON ROAD**

**MEETING AGENDA**

**CALL TO ORDER**

**ROLL CALL/DETERMINATION OF QUORUM**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

April 6, 2023

**PUBLIC HEARINGS**

Public Hearings are designed to allow public input regarding the subject matter.

**OATH OF TESTIMONY**

Those who are in attendance to present information to the Board must take an oath of testimony.

**Guidelines Governing the Conduct of Public Hearings**

1. The proceedings are recorded for public record purposes; please come to the podium, located in the front of the Meeting Room, give your name and address and make your presentation.
2. Please make presentations as concise as possible; try to limit your comments to no more than five (5) minutes and avoid repetition of points made by previous speakers. Each speaker will be allowed to speak only once.
3. If possible, please designate a spokesperson for groups supporting or opposing same positions.
4. Following your presentation, please print your name and address on the speakers' sheet provided by the Plan Commission Secretary to ensure the official record reflects your appropriate name and address.

**PETITIONS FOR PUBLIC HEARING**

<b>1.</b>	<b>DOCKET:</b>	<a href="#">PUD/FDP-23-024</a>	<b>APPLICANT:</b>	Bob Akin, Plainfield Healthcare Real Estate LLC
	<b>PROJECT:</b>	<a href="#">Randall Residence</a>		
	<b>DESCRIPTION:</b>	Modifications to the Hobbs Station Planned Unit Development regarding exterior materials requested in FDP-23-024 Amended Architectural and Site Design review for a 83,000 (+/-) square foot senior living/memory care building on a 2.34 acre (+/-) parcel zoned Hobbs Station Planned Unit Development. <b>Location:</b> Southeastern corner of Pearson Parkway and Anthem Parkway		
	<b>STAFF:</b>	Eric Berg, AICP		
<b>2.</b>	<b>DOCKET:</b>	<a href="#">PP-23-008</a>	<b>APPLICANT:</b>	Pat Moone for Stanley Terrace LP
	<b>PROJECT:</b>	<a href="#">Stanley Terrace Primary Plat</a>		
	<b>DESCRIPTION:</b>	Primary Plat to create a two (2) lot subdivision <b>Location:</b> South of the Vandalia Trail, between North Vine Street and Ellis Street (435 North East Street)		
	<b>STAFF:</b>	Kevin Whaley, AICP		
<b>3.</b>	<b>DOCKET:</b>	<a href="#">DP-22-114</a>	<b>APPLICANT:</b>	Plainfield Retail Management LLC
	<b>PROJECT:</b>	<a href="#">Chick-Fil-A</a>		
	<b>DESCRIPTION:</b>	Development Plan Review for a Drive-Through Restaurant on a 1.3 acre (+/-) parcel zoned GC: General Commercial within a Gateway Corridor. <b>Location:</b> 6102 Cambridge Way		
	<b>STAFF:</b>	Kevin Whaley, AICP		

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2023 MEETING SCHEDULE	J	F	M	A	M	J	J	A	S	O	N	D
PLAN COMMISSION	1/5	2/6	3/6	4/6	5/1	6/5	7/6	8/7	9/7	10/2	11/6	12/4
DESIGN REVIEW COMMITTEE	1/12	2/9	3/9	4/6	5/11	6/8	7/6	8/10	9/7	10/12	11/9	TBD
BOARD OF ZONING APPEALS	1/19	2/23	3/20	4/17	5/15	6/19	7/17	8/21	9/18	10/16	11/20	12/18



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<b>4.</b>	<b>DOCKET:</b>	<a href="#">DP-22-113</a>	<b>APPLICANT:</b>	JPS Consulting Engineers for Urban Air
	<b>PROJECT:</b>	<a href="#">Urban Air</a>		
	<b>DESCRIPTION:</b>	Architectural and Site Design Review for a 38,000 square foot indoor commercial entertainment facility on a 4.9 acre (+/-) parcel zoned GC: General Commercial within a Gateway Corridor <b>Location:</b> Northwest corner of the intersection of City Center Way and Plainfield Commons Drive.		
	<b>STAFF:</b>	Eric Berg, AICP		

<b>5.</b>	<b>DOCKET:</b>	<a href="#">DP-23-015</a>	<b>APPLICANT:</b>	JBG IL Holdings LLC
	<b>PROJECT:</b>	<a href="#">Biggby Coffee</a>		
	<b>DESCRIPTION:</b>	Development Plan Approval for a Drive-Through Coffee Restaurant on a 1.3 acre (+/-) parcel zoned GC: General Commercial within a Gateway Corridor. <b>Location:</b> 1101 West Main Street		
	<b>STAFF:</b>	Kevin Whaley, AICP		

**PLAN COMMISSION DISCUSSION**

- None

**NEW BUSINESS**

- None

**ADJOURNMENT**

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