



**PLAN COMMISSION
TUESDAY, SEPTEMBER 16, 2025
7:00 PM
VILLAGE BOARDROOM
24401 W. LOCKPORT STREET
PLAINFIELD, IL 60544
Agenda**

CALL TO ORDER

PLEDGE TO THE FLAG

ROLL CALL

APPROVAL OF MINUTES

- Seeking a motion to approve the Minutes of the Plan Commission held on September 2, 2025
[09-02-25 Plan Commission Minutes.pdf](#)

PUBLIC COMMENTS

DEVELOPMENT REPORT

OLD BUSINESS

NEW BUSINESS

1. PLAINFIELD BUSINESS PARK WEST (CASE 2106-072925.REZ.SPR.PP)

- 1.a Seeking a motion to open a Public Hearing for the proposed map amendment (re-zoning) from R-1 Single-Family Residence District to I-1 Office, Research and Light Industrial District for the property located generally at the north of 143rd Street and east of Steiner Road (PIN's 06-03-05-300-004-0000, 06-03-05-300-006-0000 and a portion of 06-03-05-300-003-0000), Plainfield, Illinois.
- 1.b Seeking a motion to close the Public Hearing for the proposed map amendment (re-zoning) from R-1 Single-Family Residence District to I-1 Office, Research and Light Industrial District for the property located generally at the north of 143rd Street and east of Steiner Road (PIN's 06-03-05-300-004-0000, 06-03-05-300-006-0000 and a portion of 06-03-05-300-003-0000), Plainfield, Illinois.
- 1.c Seeking a motion to adopt the findings of fact of staff as the findings of fact of the Plan Commission and, furthermore, move to recommend approval of the requested map amendment (re-zoning) from R-1 to I-1, for Lots 1, 2 and Outlot A of the Plainfield Business Park West subdivision.

- 1.d Seeking a motion recommending approval of the site plan review for the proposed Plainfield Business Park West development, located generally north of 143rd Street and east of Steiner Road, subject to the stipulations in the staff report.
- 1.e Seeking a motion recommending approval of the preliminary plat of subdivision of Plainfield Business Park West, subject to the stipulations in the staff report.
[Plainfield Business Park West Staff Report Packet.pdf](#)

2. VARLEY PROPERTY (CASE 2109-081925.CP)

- 2.a The applicant is seeking preliminary input from the Plan Commission for a concept residential project that consists of single family housing on approximately 40 acres at the northeast corner of 248th Avenue and 119th Street. If the applicant proceeds to a formal process, the petitioner would be required to annex into the village.
[Pulte Varley Property Staff Report Packet.pdf](#)

3. REDWOOD PLAINFIELD (CASE 2108-080825.CP)

- 3.a The applicant is seeking input from the Plan Commission and Village Board on a concept plan for a proposed single-family attached, ranch-style townhome development to be located on the north side of 127th Street, west of U.S. Route 30. This parcel is currently unincorporated and development would require annexation by annexation agreement, site plan review and rezoning or a special use for planned development.
[Redwood Staff Report Packet.pdf](#)

DISCUSSION

ADJOURN

REMINDERS

- **September 22nd - Committee of the Whole Workshop at 7:00 p.m.**
- **October 6th - Village Board Meeting at 7:00 p.m.**
- **October 7th - Plan Commission at 7:00 p.m.**

Plan Commission