



*Established 1850*

# PLAINFIELD Township

## Elected Officials

### *Supervisor*

Al Tinsley  
815.436.8308 P  
815.436.7050 F

### *Trustees*

Phillip Beale  
Jamie Littell  
Jes Monu  
Tamara Thongphadith

### *Clerk*

David Lozano

### *Tax Collector*

Phil Sheets

### *Assessor*

Erin C. Kljaich  
815.436.5110 P  
815.436.7050 F

### *Hwy. Commissioner*

Christy Bryant  
815.436.6090 P  
815.436.7050 F

*Board Meetings are held every second Wednesday of the month at 6:00 p.m. Public is invited.*

## PLAINFIELD TOWNSHIP COMMUNITY CENTER PARK AD-HOC COMMITTEE MEETING AGENDA

Plainfield Township Board Meeting

Public Meeting at 6PM

15014 S. Des Plaines St., Plainfield, IL 60544

February 3, 2026, at 6:00PM

### I. CALL TO ORDER

### II. ROLL CALL

- Trustee Tamara Thongphadith
- Trustee Jes Monu
- Clerk David Lozano
- Vanessa Sula – Village of Plainfield
- Clifford Vickers- Plainfield Park District

### III. APPROVAL OF AGENDA

### IV. PUBLIC COMMENTS (Limited to three minutes per person)

### V. NEW BUSINESS

#### A. Review property surveys and zoning

#### B. Review answers to questions from last meeting

- a) Plat Survey
- b) Zoning details for the property
- c) Property ID #
- d) Environmental Survey
- e) Flood Plains Survey

#### C. Review information obtained during conference

#### D. Brainstorming

22525 W. Lockport Street • Plainfield, IL 60544

Office hours: Mon-Fri 8am - 4pm

Plainfield-township.com • Plainfieldassessor.com



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E. Begin planning and determine phases (if needed)

F. Determine consultations needed

## VI. ADJOURNMENT

Attached is the map Giselle made to illustrate the layout of the land. She saved it as a PNG file and PDF file. The size is approximate based on our aerial photography.

For detailed measurements, I do recommend hiring a survey company to create the plat survey (if we don't already have one). The plat of survey will be needed to go forward with any permitting, if they decide to go forward with plans.

**Erin Kljaich**, CIAO-M

Assessor, Plainfield Township

22525 W. Lockport St. | Plainfield, IL 60544

Phone: (815) 436-5110 **Direct: (779) 252-2312**

[ekljaich@plainfieldassessor.com](mailto:ekljaich@plainfieldassessor.com) | [www.plainfield-township.com](http://www.plainfield-township.com) | [LinkedIn](#) | [Facebook](#)

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**From:** Chuck Willard <cwillard@plainfield-township.com>

**Sent:** Tuesday, January 27, 2026 12:42 PM

**To:** Erin Kljaich <EKljaich@plainfieldassessor.com>

**Subject:** Re: Grassy Area Development - Information Needed

Thank you. Can you ask Giselle to produce a clean copy of the property map?

Thank you

Chuck

On Jan 27, 2026, at 11:18 AM, Erin Kljaich <[EKljaich@plainfieldassessor.com](mailto:EKljaich@plainfieldassessor.com)> wrote:

1. Plat Survey (copy is fine, doesn't have to be official) – **I know you talked about having a survey done. I'm not sure if it happened. I remember it was going to be costly.**
2. Zoning details for the property – **B5 Traditional Business District according to village map (see screenshot below from the village website) Here is the link:**  
<https://www.plainfieldil.gov/departments/planning/zoning>
3. Property ID # **06-03-09-403-054-0000**
4. Environmental Survey – **I don't know**
5. Flood Plains Survey - **FEMA via Plainfield Village website (map screenshot below)-**  
<https://www.plainfieldil.gov/departments/planning/floodplain-information>

<image001.png>



Village Owned

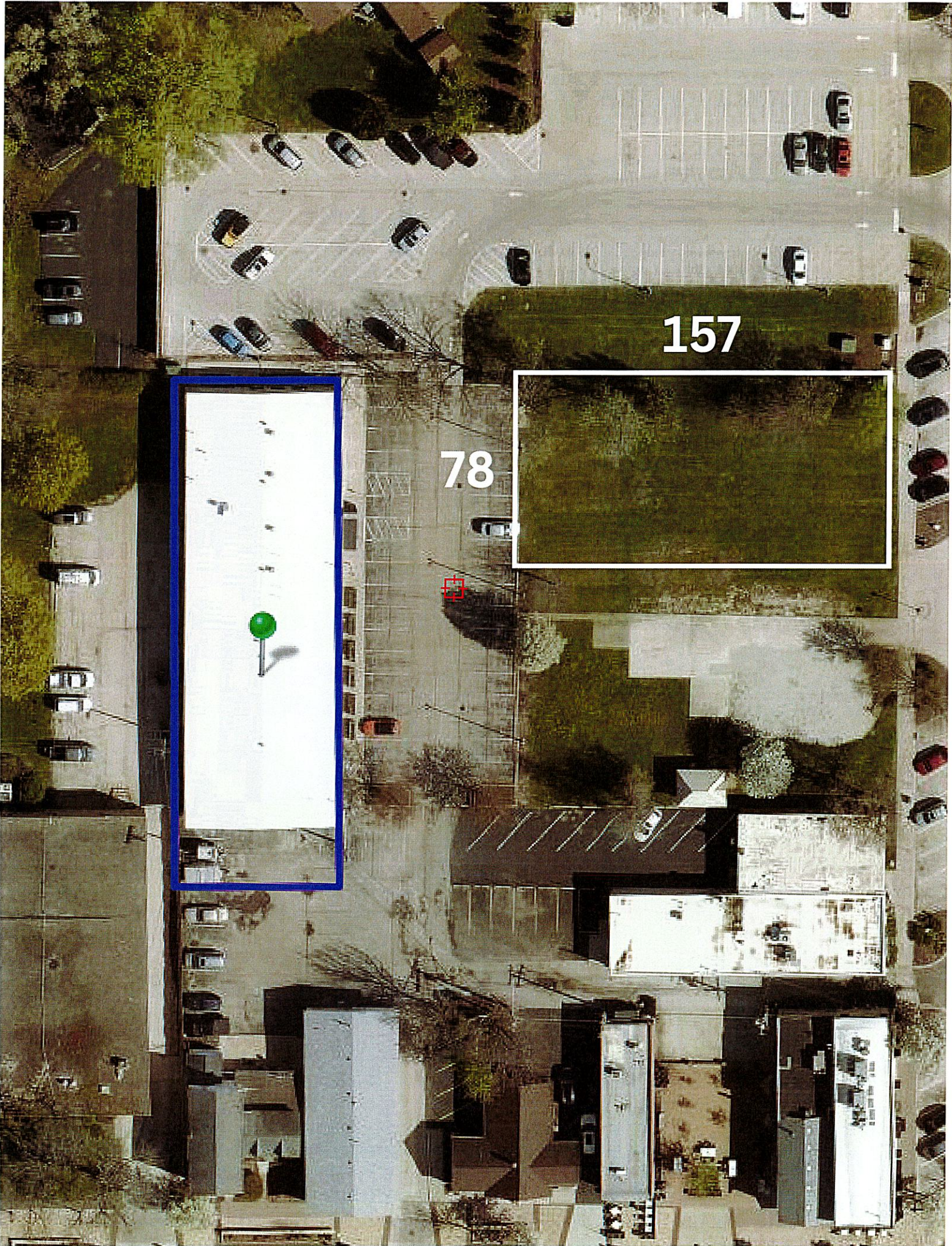
157

78 Township Owned Land

Privately Owned Land

Community Center

Downtown Businesses



157

78



# Zoning

Municipal Zoning Code

Search by address, PIN, or subdivision

## Legend

### Zoning

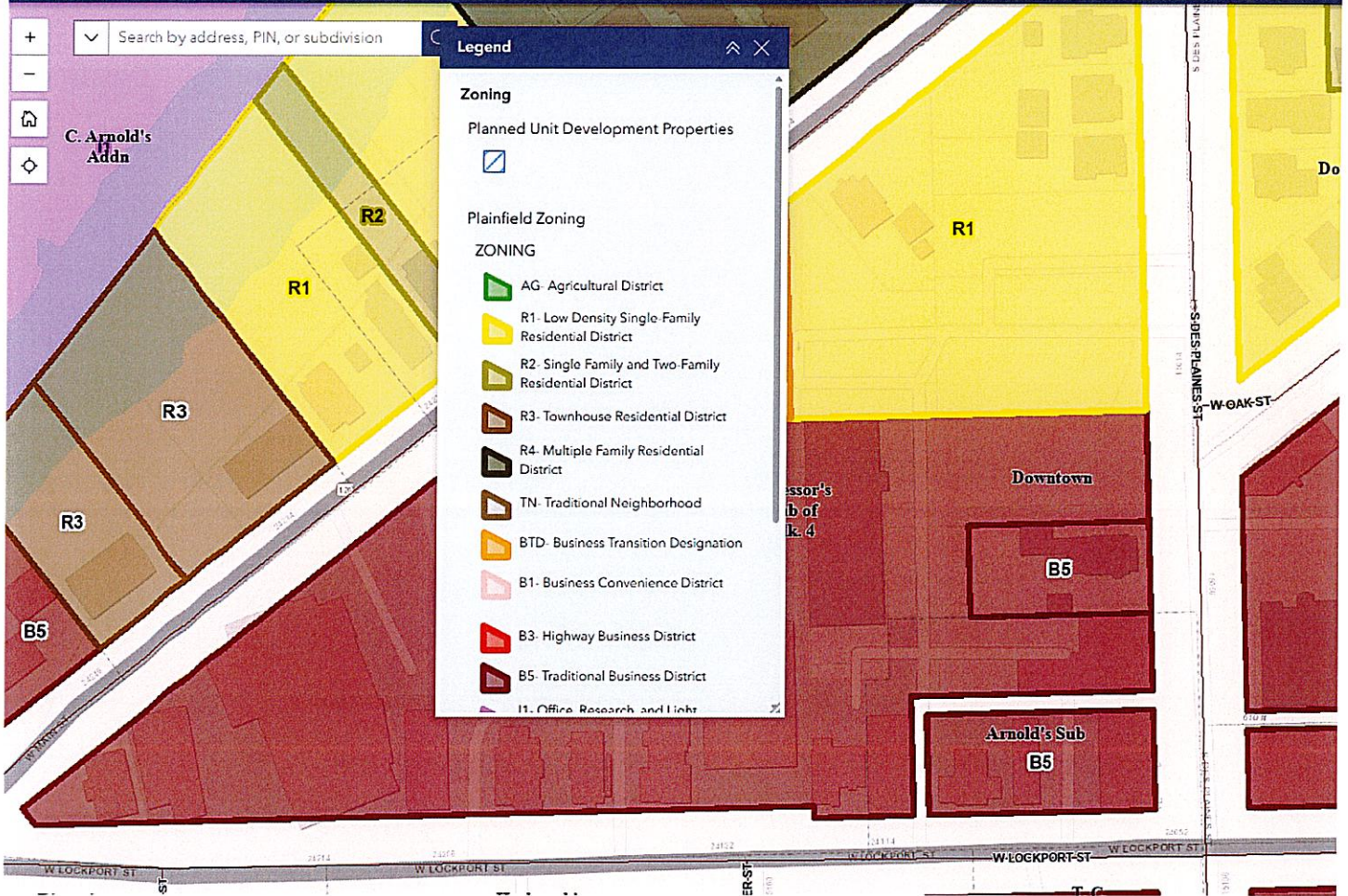
Planned Unit Development Properties

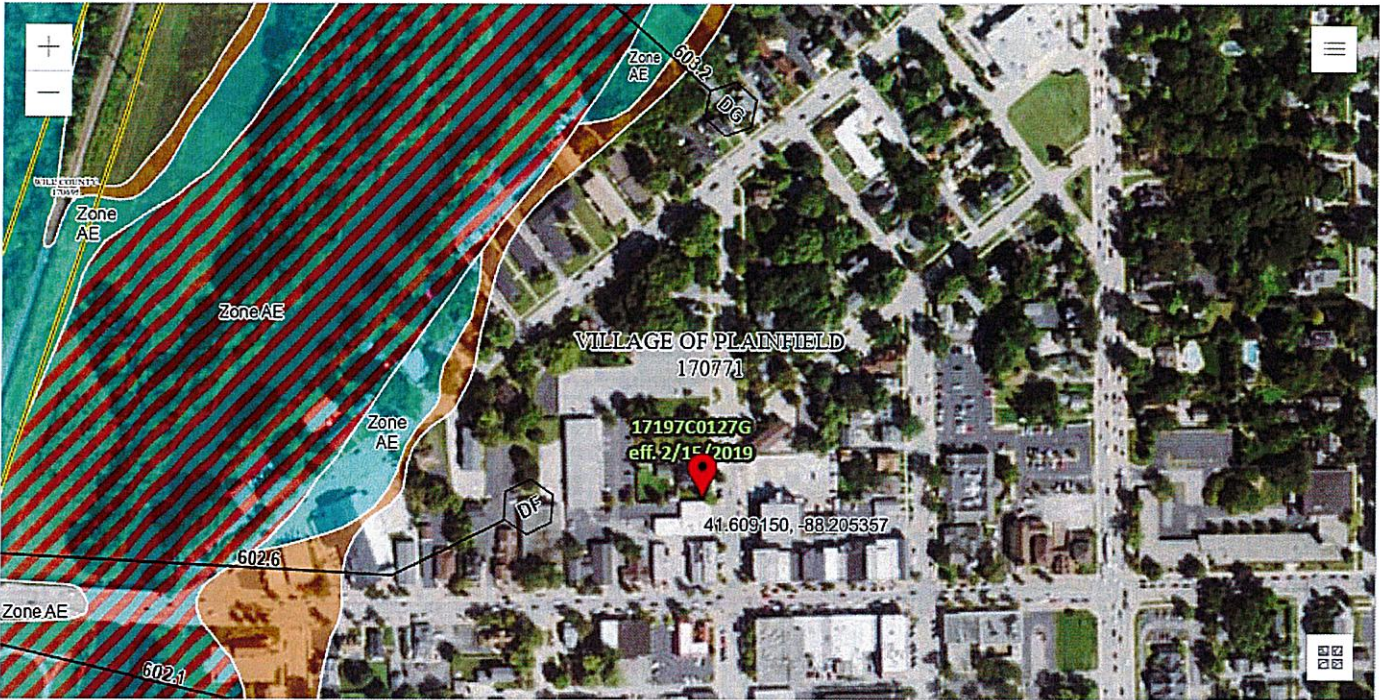


Plainfield Zoning

### ZONING

-  AG- Agricultural District
-  R1- Low Density Single Family Residential District
-  R2- Single Family and Two-Family Residential District
-  R3- Townhouse Residential District
-  R4- Multiple Family Residential District
-  TN- Traditional Neighborhood
-  BTD- Business Transition Designation
-  B1- Business Convenience District
-  B3- Highway Business District
-  B5- Traditional Business District
-  I1- Office, Research and Light





USGS, USDA, The National Map: Orthoimagery. March 12, 2025.

Powered by Esri

- PIN**
  - Approximate location based on user input and does not represent an authoritative property location
- MAP PANELS**
  - Selected FloodMap Boundary
  - Digital Data Available
  - No Digital Data Available
  - Unmapped
- OTHER AREAS**
  - Area of Minimal Flood Hazard Zone X
  - Effective LOMFRs
  - Area of undetermined Flood Hazard Zone D
  - Otherwise Protected Area
  - Coastal Barrier Resource System Area

- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE) Zone A, V, AH9
  - With BFE or Depth
  - Regulatory Floodway Zone AE, AO, AH, VE, AR
- OTHER AREAS OF FLOOD HAZARD**
  - 0.2% Annual Chance Flood Hazard. Areas of depth less than one foot or with drainage areas of less than one square mile. Zone X
  - Future Conditions 1% Annual Chance Flood Hazard. Zone X
  - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
  - Area with Flood Risk due to Levee. Zone D

- CROSS SECTIONS**
  - Cross Sections with 1% Annual Chance Water Surface Elevation
  - Cross Sections with 1% Annual Chance Water Surface Elevation
- OTHER FEATURES**
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall