



**VILLAGE OF PLAINFIELD  
PLAN COMMISSION MEETING  
RECORD OF MINUTES**

**DATE:** APRIL 7, 2009

**LOCATION:** Village Hall

Chairman Sobkoviak called the meeting of the Plan Commission to order at 7:01 p.m.

**ROLL CALL:**

**Present:** Commissioners Kachel, Renzi, O'Rourke, and Sanders; Chairman Sobkoviak; and ex-officio Commissioner Kiefer

**Absent:** Commissioners Bonuchi and Peck, ex-officio Commissioner Fremarek, Plainfield School District, Library District, Park District, Fire District, and Plainfield Police Department

**Also Present:** Mike Schwarz – Planner II Village of Plainfield

**DEVELOPMENT REPORT:**

Planner Schwarz summarized the outcome of the Village Board meeting on April 6th. A discussion followed between Chairman Sobkoviak, some of the other Commissioners, and Planner Schwarz about the Cambridge Circle Amended Annexation Agreement and the First Community Bank variance request cases. The Chairman and some of the Commissioners stated their concerns regarding these two cases. It was discussed to possibly have a joint workshop between the Village Board and the Plan Commission to discuss policy as to how developers can better convey important maintenance items, infrastructure of a subdivision, etc. to the Homeowner Associations. Planner Schwarz stated some of these types of topics could be identified and then pared down to what everyone feels would be a good learning workshop. Commissioner Sanders suggested inviting someone from Tom Cross' office who has been working on legislation for the last two years as to the requirements of a developer when they establish a Homeowners Association in the State of Illinois. Commissioner Renzi also wanted to have some direction from the Board as far as the appropriate number of findings of fact to be met relating to a variance approval.

**APPROVAL OF MINUTES:**

The minutes from the March 17, 2009 meeting were accepted as presented.

**OLD BUSINESS:**

**CASE:** 1452-022709.RZ.SU.SPR

**FURQAAN ACADEMY**

**Request:** Rezoning from R-1 and I-1 to all R-1 (*Public Hearing*)  
Special Use for an Educational Facility (*Public Hearing*)

**Location:** 14912 S. Eastern Ave.

**Applicant:** Mohammad W. Sayeed, represented by Attorney Carl Buck

Chairman Sobkoviak stated this case and public hearing have been requested to be continued to 4/21/09.

Commissioners Sanders pointed out that on the agenda it stated rezoned to B-1. Planner Schwarz stated it is to be rezoned to R-1. He stated he has not yet received the amended zoning application. The property is presently split zoned. It is requested for the whole parcel to be zoned R-1, which would accommodate the application for a special use for an educational facility. Staff stated initially the applicant was going to try to retain the split zoning, but staff suggested that the applicant amend their zoning application. That is the reason this meeting has been continued so that the notice could be re-published. Staff is awaiting a revised zoning application. Staff stated there are a number of other items also being requested from the applicant. Staff would like to give the applicant the opportunity to provide that information before the case moves forward with the public hearing.

**At 7:32 p.m. Commissioners Sanders made a motion that the Plan Commission continue the public hearing for Case 1452-022709.RZ.SU.SPR to April 21, 2009.**

**Commissioner O'Rourke seconded the motion.**

**Chairman Sobkoviak called for a vote by roll call.**

**Aye: Kachel, Renzi, O'Rourke, Sanders, Chairman Sobkoviak**  
**Nay: 0**

**The motion is carried 5:0**

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**NEW BUSINESS:**

None

Chairman Sobkoviak told everyone they could get the election results from the Will County website.

**DISCUSSION:**

Commissioner Renzi referenced material he had been sent on wind power and stated it was very interesting. A discussion followed between the Commissioners. Chairman Sobkoviak had doubts where room could be found for such an endeavor. Commissioner Renzi felt maybe room could be found where there is a pumping station, water tower, etc.

Commissioner Kachel stated he would like to see cisterns in houses. He stated retentions would not be needed outside the house. Lake Michigan water is then not used to water the grass, flowers, etc. It is free water for the people. It can be used for everything, but drinking water. He felt it would be great if some type of rebate would be given for this type of setup. Planner Schwarz stated there are a lot of green ideas, and those are the types of ideas staff will bring back for discussion with both the Plan Commission and Village Board.

Since there was no further business before the Commission, Chairman Sobkoviak adjourned the meeting at 7:45 p.m.

Respectfully Submitted

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*Carol Millan*  
*Planning Secretary Village of Plainfield*