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DATE: April 20, 2010

Chairman Sobkoviak called the meeting of the Plan Commission to order at 7:05 p.m.

ROLL CALL:

Present: Commissioners Seggebruch, Renzi, Sanders, Kiefer, and
Chairman Sobkoviak

Absent: Commissioners O'Rourke and Heinen, Fire, School, Park and Library Districts

Also Present: Neal Eickholtz, Engineer, Michael Garrigan, Planner; Merrilee Trotz, Secretary

Approval of Minutes:

The March 16, 2010 minutes were accepted as presented.

DEVELOPMENT REPORT

Michael Garrigan stated the Montessori School was approved by a vote of 4-3; the Text Amendment with regard to engineering protocol and the final plat for the Villas at Fox Run were both approved by a vote of 6-0.

NEW BUSINESS:

Case No. 1511-032910 AAA/SU MPI-7 PLAINFIELD WEST

Planner Garrigan stated this is a public hearing and the required notices have been published in accordance with state statute and local ordinance and due notice was given to the adjacent property owners. This application is for a major change to the Planned Development. This project is located just west of Grande Park; it is currently annexed and zoned R-1 PD. They propose a revision to their project from 240 single family homes to 310 single family homes for a gross density of 2.12. There is no change to the five-acre park, two large outlots for storm water management and 25 acres for the Wheatland Township Athletic Association

Staff has been working with this applicant and a number of others as part of the Village's Business Plan. This request is a reflection of the current trends. The additional rooftops will help support and attract additional development to the WIKADUKE corridor and will also provide a future price point. The proposed development will provide additional opportunities for revenue for the village.

There are 2 required findings of fact required for a special use:

- a) The Special Use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish property values within the neighborhood: and
- b) The establishment of the special use will not impede the normal and orderly development and improvements of the adjacent properties for uses permitted in the subject zoning district:

Staff does not see any negative impact on the adjacent properties as the density is consistent with the Comprehensive Plan and consistent with the future trend of development in the area.

As to the land plan the applicant is not proposing to change the basic plan. The old plan had an average lot size of 13,307 sq. ft while the new plan has 10,319 sq. ft. and the new minimum lot size would be 7,317 sq. ft. compared with the previous of 11,000 sq. ft. In the new proposal 80% of the lots will exceed the 9,000 sq. ft. The base density for the previous approved plan was 2.1 units per acre which would have allowed 253 lots so they were below the number of allowed lots. The additional 70 lots have been justified by two factors. The first being the pattern book and the second is credit for the proposed entrance boulevard and traffic circles.

Planner Garrigan indicated there could be some engineering modifications which will be reviewed with the final plat. Staff's recommendation is that the proposed plan is consistent for a major change to the special use and is consistent with the goals of the recently adopted "Business Plan" and that the proposed plan will not have any negative impact on the adjacent properties in view of the additional density requested.

Chairman Sobkoviak asked Neal Eickholtz, representative of Baxter and Woodman, if there were any engineering issues at this point?

Mr. Eickholtz responded some lot line adjustments may need to be made to accommodate the large side yard storm sewers and the large side yard easements. These are things that can be worked out before final plat.

Chairman Sobkoviak asked the petitioner for additions or corrections to the staff report.

Tom Small, representative of MPI-7, indicated this project came before the Plan Commission last July. MPI-7 was the original developer of Grande Park and they still own 50 large custom lots. The same covenants that were approved for Grande Park will apply to this project. The only changes to this project are the side yard setbacks, lot width and side load garages. This project would become part of the Grande Park association. Plainfield has a lot of larger lots but the biggest competition for smaller lots is Joliet. They plan to actively market this project. The basics of the engineering are there and they understand there will need to be some changes. There was an error in the packet with regard to the side loaded garages and that was taken out and is not to be a requirement and what you see is 100%

Chairman Sobkoviak opened the public hearing.

Chairman Sobkoviak sworn in Cindy Kerr, resident of Grande Park.

Ms. Kerr asked if Plainfield West was a part of the original 1348 lots for Grande Park. She asked if there was an additional 70 homes being added or 310 homes. There are 667 homeowners residing and there is already pressure on the pool in the summer. She asked whose park was shown. She asked about the Oswego School District Junior High. She asked about the WIKADUKE Corridor. She stated that is a big additional load on Grande Park.

Mr. Small responded they had the right to add this to the original association.

Planner Garrigan responded there is a 5 acre proposed park at the southwestern corner of this proposed project just south of the Wheatland Soccer facility which is the Oswegoland Park District. There is a general agreement with the Oswegoland Park District and the applicant. This proposed project was not part of the original Grande Park. This is the first step to provide the Oswego School District with the required students needed to open the Junior High but also a third High School. The WIKADUKE is Ridge Road which has been identified as a major arterial.

Chairman Sobkoviak indicated WIKADUKE stands for the four counties. This road is planned between Aurora down to I-80.

Chairman sworn in Pam Lieser, neighbor to this proposed subdivision.

Ms. Lieser stated she is concerned with the smaller lots and the higher density. She felt this will impact her home value. Grande Park is nice big houses with beautiful backyards. She asked if that is what Plainfield is about – having high density subdivisions. She did not feel 70 more houses would draw the big businesses. She mentioned the road traffic. There are a lot of homes in foreclosure plus all the lots not built in Grande Park. She wondered if we needed these additional lots at this time. She mentioned the 15 foot difference in lots gives you a lot of pretty houses right in a row.

Chairman Sobkoviak sworn in David Koehler, property owner to the west.. His engineer license is 062 040128 expiration date of November, 2009.

Mr. Koehler stated the letter he received showed drainage flow that he does not see accounted for in this development. The sheet flow from the cemetery flows into his property, then across the Wheatland Athletic. He is requesting a minimum of 21” interceptor sewer be placed at the eastern edge of his property to capture the sheet flow and run off from the east half of his farm and the cemetery. He felt the retention pond had not been enlarged; making it deeper means it will store the water that much more. He felt the detention pond should take into the exempted property to the right of it and the exempted property to the left which is suppose to be a church with a lot of parking space. He explained a road is proposed that will block the natural runoff. He has field tiles that cut across into that field also and would not want them cut. The original design for rainfall – the 24 hour maximum was 8 inches. He felt the adjacent town uses a design

of over 9 inches. He stated this is a low lying area and he would like to see the detention pond sized on a more conservative value and include the exemptions and runoff from the neighbor fields to the left. He further stated the fact that you are adding 70 more houses increased the stormwater runoff. He would like to see the calculations used in measuring the runoff. He said regarding the WIKADUKE when you get to his property you have 30 feet not the 50 foot easement. He said the traffic speeds down the road doing 55 miles an hour. He has parking concerns with the private ball field as well. He said he is not against the development but wants to see it done right. He feels people come to Plainfield because of the openness.

Chairman Sobkoviak asked Mr. Eickholtz to be sure the engineering concerns were addressed.

Chairman Sobkoviak sworn in Nancy Heaton, 1151 Simons.

Ms. Heaton asked about the type of houses and if there were going to be row houses. She stated she lives in Oswego and they are going to build the new High School. She asked if the construction entrance would be located right across from her driveway. She asked if they would put up dirt screens. She asked for confirmation that the square footage of the homes has not been lowered.

Mr. Small said the homes will be like in Grande Park just on a narrower lot. He said it probably would be initially as that is the front door of the project. He stated they would be putting up the dirt screens. He agreed the square footage for the homes is the same.

Chairman Sobkoviak asked if anyone else wanted to make a comment or ask any questions. There was no response. Chairman Sobkoviak stated the time for public comments was closed.

Commissioner Sanders asked if the number of homes was listed in the annexation agreement with regard to the amenities. He also asked if fencing was allowed in Grande Park. He spoke about the lot lines in Grande Park versus the lot lines in Plainfield West.

Mr. Small indicated fencing was covered in the covenants.

Commissioner Kiefer said in the previous plan the lots lines did not match up either.

Chairman Sobkoviak asked why the lot lines have to line up.

Commissioner Kiefer asked about the stormwater plan.

Mr. Small said professional engineers designed this project and professional engineers reviewed this project.

Chairman Sobkoviak said we need to review this as a concept plan. Preliminary Plat will be needed.

Mr. Small said the location of water and sewer services will be changed but the overall scope of the stormwater has been designed and will not change.

Mr. Koehler objected and stated the original plans were engineered and based on 240 units which then had problems with the additional runoff. Now they are adding 70 more units which calls for a complete over haul of the additional runoff and to take into account the other things that were identified previously.

Chairman Sobkoviak stated we need to see the preliminary plat and final plat to pass the engineering.

Commissioner Renzi stated he had problems with the 30% increase of impervious surface area and if we are not changing the size of the houses then there will be less natural drainage.

Mr. Small said there is no doubt that the engineering has to be tweaked. If changes are needed they will be made.

Commissioner Renzi stated they have received credits for density that they have not earned. There are going to be boxes of nice houses one on top of the other with no real room for trees and no open green areas. He stated they will be building on 85% of the lots. He thought it would be nice to have some greenway space. He explained how the density could be earned and asked if there were ways to avoid the massing of homes. We have approved neo-traditional homes.

Planner Garrigan said the Pattern Book gives them the density.

Commissioner Kiefer asked if that would address the price point coming down.

Commissioner Renzi mentioned the growth or lack of growth along the WIKADUKE at Minooka and stated there was a nominal growth at South at Caton Farm Road and Ridge Road. Commissioner Renzi suggested this could be a transition phase

Planner Garrigan said neo-traditional might not be what Grande Park wants to see.

Mr. Small stated there is nothing in the covenants about the size of the houses; the covenants are about the quality of the house. In the future you are not going to see the amenities in the subdivision today because they cannot afford it. We wanted to keep the consistency of Grande Park. The key to the covenants is the quality of the outside of the house and the look. Most single family homes are 40' to 50' in width.

Commissioner Seggebruch said if Grande Park is concerned with the load on their clubhouse that if you build a smaller high quality house it might be people with fewer children and maybe that will lessen the impact on their clubhouse. The point is if you are going to the smaller lots you probably will not build the same size house on all of those lots. The school will have to figure out what to do with the children. He asked if the Wheatland Associations portion of this was

already figured in the engineering. They have to design what will be built on it but your detention is designed to handle. He asked about the outfall from the cemetery.

Mr. Small said there is a portion of ground to the north of our property on the other side and his property to the west that was accommodated to in the overall drainage plan.

Mr. Koehler said there is one outflow from the cemetery that enters the center low valley region of this proposed annex and there is another portion that crosses 127th into my field that then crosses over into the Wheatland Athletic. His understanding from the last submission was that this did not include any runoff from the Wheatland Athletic Association or those other two exceptions or from the runoff from the 40 acres on the east end of his property and what is coming across the road from the cemetery. The cemetery has a 24" culvert that runs into my field. A deeper detention does not gain any more retention it only holds more standing water.

Commissioner Seggebruch said the cemetery has a large detention at the east end.

Commissioner Renzi asked the current village policy on impact fees?

Planner Garrigan said the current policy is not to collect municipal impact fees. We continue to charge for sanitary and water and building impact fees. We do not collect annexation fees; municipal fees, traffic fees, beautification fees. There is no change in effect on fire protection, school or park fees.

Commissioner Seggebruch said they were told these would be quality homes.

Chairman Sobkoviak asked if there was any further discussion from the Commissioners.

Commissioner Kiefer made a motion that the Plan Commission recommend approval of the major change to the Plan Development with the following stipulations:

- 1. Compliance with the requirements of the Village Engineer.**
- 2. Compliance with the requirements of the Plainfield Fire Protection District.**

Seconded by Commissioner Sanders.

Vote by roll call:

Ayes: Sanders, Kiefer

Nay: Seggebruch, Renzi, and Chairman Sobkoviak.

Motion to recommend approval failed by a vote of 2-3.

Chairman Sobkoviak asked the Commissioners who voted against this motion need to voice their opinions and objections.

Chairman Sobkoviak said in right case he agreed with everything Commissioner Renzi stated. He believed the number of lots needs to be reduced either by making the lots five feet bigger or some other such appropriate formula. He felt the pocket parks needed to be put back in.

Commissioner Renzi said he thought he was on vacation when this came forward previously.

Commissioner Seggebruch stated he did not know how much dialog the applicant has had with the Homeowners Association of Grande Park but it would be nice to see more support or better understanding of their position to see what they might support. He would like more investigation with regard to the drainage issues.

Chairman Sobkoviak stated the applicant can discuss this further with Planner Garrigan.

Mr. Small stated you are a business like we are a business and you need business like they need business. He thought this was a good alternative. He said they will look at their options.

Commissioner Seggebruch indicated this might be his last meeting as he will be resigning from this commission. He has a new job in Wisconsin.

Adjourned at 8:35 p.m.

Respectfully submitted by

Merrilee Trotz
Recording Secretary