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DATE: June 7, 2011

Chairman Sobkoviak called the meeting of the Plan Commission to order at 7:04 p.m. and led the pledge to the flag.

**ROLL CALL:**

Commissioners Seggebruch, O'Rourke, Renzi, Kiefer, and Chairman Sobkoviak; and Park and Fire Districts were present.

Commissioner Heinen, School, and Library Districts were absent.

Also present were Michael S. Garrigan; Village Planner, Steve Amann, Engineer and Merrilee Trotz, Recording Secretary

Michael S. Garrigan stated Commissioner Renzi and Commissioner Seggebruch have been reappointed.

Chairman Sobkoviak stated that James Sanders has elected not to be reappointed as he had accepted an opportunity at a nearby graduate college and wished him success in his new endeavor.

Approval of Minutes: The April 19, 2011 minutes were amended to show Commissioner Renzi as present and were then accepted as amended.

Chairman Sobkoviak reviewed the annual report. Commissioner Renzi made a motion to accept the annual report and forward it on to the Village Board. Commissioner Seggebruch seconded the motion. Voice vote. All in favor 0-opposed. Motion carried.

**PUBLIC COMMENTS:** Chairman Sobkoviak asked for public comments on items that are not on the agenda. There was no response.

**DEVELOPMENT REPORT:** Mr. Garrigan stated that Little Scholars Academy received their special use at the May 16<sup>th</sup> meeting of the Village Board.

**OLD BUSINESS:**

**Case No. 1529-111210.CP BIRKETT PROPERTY**

Mr. Garrigan stated this is a revised concept plan for 102 acres located south of 119<sup>th</sup> street, east of Route 59, west of the DuPage River. This is a single family plan with a townhome component. The applicant has reduced the total number of units from 222 to 195 units. This property is within the Village's Facility Planning Area (FPA) but is not currently contiguous so any annexation of this property would require an annexation corridor to the site. The Comprehensive Plan (Comp Plan) identifies this property as country side residential which is a density of less than 2 dwelling unit per acre.

The applicant proposed generally the same access points; based on the fact that 119<sup>th</sup> Street has been identified as a Strategic Regional Arterial (SRA) which in the future will incorporate a right of way of 100 to 150 feet, the applicant believes it is appropriate to incorporate some townhomes. The applicant has also placed the townhomes a distance away from the single family homes.

Book Road currently terminates north of 119<sup>th</sup>. The applicant proposes to relocate Book Road from 119<sup>th</sup> and align it to connect through the Boughton development and another development to continue to 127<sup>th</sup> Street. Book Road has been identified as a Major Collector in the Village's Transportation Plan incorporating a right of way of 100 feet.

The minimum lot size is proposed at 7,985 square feet and the average lot size at 9,500 square feet. This concept plan is consistent with the Village's Design Guidelines.

The applicant has made changes to incorporate better roadway network; boulevards; single-lane roads with open space vistas; two pocket parks; terminal vista; key-lots and through lots; and non-dominate garages. The street network within this revised plan has better interconnections and is consistent with the expressed comments made by the Plan Commission.

Almost 50% of this property is in floodplain and will therefore be perpetual open space. A multi-lane trail system will be located adjacent to the wetland buffer areas.

Based on the lower density and the fact that they have incorporated a number of the elements of the Design Guidelines, Staff is recommending the Plan Commission make a favorable recommendation of the Birkett Concept Plan to the Village Board.

Chairman Sobkoviak asked if the Boughton Farm (which lies between the Birkett and Brummel properties) had been approved by the Village Board and asked what the density was for the Boughton Farm. Mr. Garrigan stated Boughton was approved by the Village Board and the density was approved at 1.74.

Chairman Sobkoviak asked if there were any outstanding engineering issues that needed to be addressed. Mr. Amann stated the density of this is higher than originally planned in the Comp Plan and when you look at the net reduction from changes to the Brummel property there is only a net increase of about 130 Population Equivalents. Mr. Amann stated we will have to look at the infrastructure down the road if this trend continues to increase; also there are restrictions on how close detention ponds can be placed to roads; and we will have to look at the cul-de-sacs and eyebrows that are rectangular when we get the detailed design. The shape of the cul-de-sacs could affect snow removal. Chairman Sobkoviak stated the Fire Department would have to look at these as well.

Chairman Sobkoviak swore in both Rich Guerard, representative of owner of property, and Peter Pluskwa, project engineer.

Mr. Guerard stated there are now 96 detached manor homes and 99 townhomes. We have added the landscape entry and boulevard with 100 foot right of way consistent with Book Road; reduced the density and increased the road connections throughout the project. There are multiple trails throughout the property. The Forest Preserve is interested in the open space to the east and south of the property. Some of the Best Management Practices (BMP) that will be incorporated are sediment basins in the ponds; native wetland plantings; island habitats; vegetated swales; bio retention in some of the islands; boulevards and medians; disconnecting the down spouts; native landscape throughout the development; permeable pavement; and stormwater treatment for first flush. They will work with staff to incorporate other ideas or issues to make this a sustainable type development.

Mr. Guerard stated the minimum lot size is 8150 and the average is over 10,000. Mr. Guerard summarized the changes as follows: reduced the density by 27 units; reduced the gross density from 2.36 to 2.07; eliminated the private streets for public streets; introduced landscape medians and boulevards; introduced pocket parks; extensive use of the open space; removed the cul-de-sacs; adjusted the trail and added additional trail systems; and identified the key and through lots that will receive additional architectural treatment.

Mr. Guerard presented pictures of the product they propose to build in both the townhomes and the manor homes and aerials of other subdivision that have been constructed which are similar to this project. The manor homes are maintenance free, the outside maintenance is taken care of by the HOA. These homes are designed for the empty nester.

Cameron Bettin, superintendent of Planning with Plainfield Park District, stated originally the park district was not interested in taking any property. The pocket parks would be going to the HOA. Mr. Bettin suggested enlarging the pocket park in the townhome component by reducing the parking in this area. Mr. Bettin also suggested this trail is part of a planned 29 mile trail and stated it would be nice to utilize the existing gravel road for the trail as people will not necessarily want to meander through the subdivision when they are using the trail.

Commissioner Renzi asked about the platting, house design and setbacks of various lots. Commissioner Renzi asked how they would conceptually orient a house on these corner lots. Commissioner Renzi stated if fences were installed on these lots the owner would be looking at fences on two sides and the drive way. Mr. Guerard explained how some of the houses are set back farther or angled on the property. Mr. Pluskwa stated the house could sit on a diagonal, that each house would be custom fitted to each lot to get the best view possible. Mr. Pluskwa said setbacks on the corner lots could be 10, 15, or 20 feet. Mr. Guerard stated fences are not allowed. Commissioner Renzi asked about plantings. Mr. Guerard said the plantings are part of the project and are maintained by the association.

Commissioner O'Rourke asked if the village looks favorably on flag lots. Mr. Garrigan said historically we try to discourage flag lots. Mr. Garrigan said they are doing this in a way with the comprehensive landscape plan and the fact that they do not allow fences; they are trying to be sensitive to the potential complicating factors of a flag lot. Commissioner O'Rourke asked if they could make the regular cul-de-sac design instead of the rectangle design and indicated they may lose a few lots. Mr. Garrigan said there is an opportunity to work on the geometrics of the lots.

Commissioner Seggebruch asked about the configuration of these flag lots. Commissioner Kiefer asked about the architecture of the houses and if there are sidewalks. Mr. Pluskwa said each lot is a custom fit and explained how the houses would be situated to maximize the views and the architecture and indicated there will be sidewalks. Mr. Guerard stated they are trying to find a niche to have a market for their product and felt this is a good opportunity.

Commissioner Renzi asked about the number of Homeowner Associations. Mr. Guerard stated there will be two HOAs, one for the townhomes and one for the manor homes. Each HOA will take care of their pocket park. The Forest Preserve will be maintaining the detention areas.

Chairman Sobkoviak opened the meeting for public comments.

Mark Allen Chmura was sworn in; resident of Champion Creek Subdivision. Mr. Chmura was concerned with the density indicating the net density (removal of the unbuildable acreage) would be 3.3 dwelling

units per acre; he was concerned with the driveways and the orientation of the homes; he asked if a traffic study was done; he asked if a floodplain management study was done or if there was a letter of opinion from the Corp of Engineers and asked about the grade level of the townhomes; he asked about the 119<sup>th</sup> Street improvements; and he asked about the water and sewer point of contact.

Mr. Garrigan stated the current utilities are located to the west of this site and would have to be extended along 119<sup>th</sup> Street which is a whole separate challenge with regard to easements. This would be addressed at preliminary and final platting.

Mr. Chmura asked about the cost of the improvements to 119<sup>th</sup> Street to the public. Mr. Garrigan stated these would be private improvements.

Mr. Chmura asked if formal application has been filed. Mr. Garrigan stated this is concept only. Mr. Chmura asked about the west end of the property and landscape easements along 119<sup>th</sup> Street. Mr. Garrigan indicated we usually promote some type of berming especially along arterials. Mr. Chmura asked about buffering for the property owners to the west. Mr. Garrigan stated he has an issue buffering single family from single family homes. Mr. Chmura stated you are putting higher density next to one acre lots and what would preclude them from putting up a fence at a later date.

Mr. Garrigan stated 119<sup>th</sup> Street is currently an unimproved street; any future development would require a minimum of three lane profile or full improvements of probably a five lane with a right of way of somewhere between 100 to 150 feet. If there is support for this project and the applicant proceeds with a future annexation or pre-annexation they will have to work with Staff on a plan for the improvements. As a rule we do not allow half improvements so there would have to be some interim improvement to address the additional traffic that this development would generate; and a traffic study would be required at preliminary and final engineering.

Mr. Garrigan stated there are two ways to calculate density – the Comp Plan has a provision that if property is unbuildable you remove that to get the net density; the gross density is figured using the whole property; previous projects have been approved using a gross density so we like to compare projects the same way. We will incorporate a net density just for the benefit of the Plan Commission's consideration.

Mr. Amann indicated floodplain would be reviewed on behalf of the Village against the Village's floodplain and stormwater management ordinances as these ordinances are stricter than the County's ordinances.

Roger Heidenreich was sworn in. Mr. Heidenreich, a resident of the county subdivision to the west, asked if three access points along 119<sup>th</sup> Street was excessive. Mr. Heidenreich was also concerned with the traffic and left hand turns.

Mr. Garrigan indicated that based on the fact that the realignment of Book Road will be a fixed access, the Fire Department would generally want the two access points – one along 119<sup>th</sup> and one on Book Road. Mr. Garrigan stated the whole issue with regards to future access points will have to be approved and configured with any improvements to 119<sup>th</sup> as part of the final engineering. Access points could change at the engineering stage. This is conceptual at this time.

Commissioner O'Rourke asked for an explanation of the SRA. Mr. Garrigan stated SRA is Strategic Regional Arterial, Route 59 is a SRA, explaining further for an example that future Ridge Road when it is fully improved will be a SRA; a SRA is basically an arterial that moves about 25,000 – 30,000 vehicles a

day; part of a SRA is limited access; one day this could be IDOT's jurisdiction if it is a full SRA so this would be coordinated with full engineering.

Commissioner O'Rourke commented on the distance between accesses on 119<sup>th</sup> Street. Mr. Garrigan stated that is why Book Road has been identified to be a collector and the importance of having connections to Book Road. Mr. Amann stated there are 3 entrances identified here; one into the adjacent county subdivision and overall between those two subdivisions the combination of four entrances is appropriate; at the minimum you have to space the entrances to get left turn lanes and tapers so you can get in and out; depending on the volume of traffic expected when this builds out, some of the entrances may have to be reduced to right in/right out; these things are looked at when the traffic study is done and when you look at the phasing of the improvements and what else is going on in the area.

Commissioner O'Rourke asked if the concept moved forward would these be approved as full access. Mr. Garrigan said no, technically nothing is being approved at this time, you are just giving feedback to the developers so they can decide if they want to proceed with preliminary plat and an annexation; at that point they would do a traffic study and come back to the Plan Commission for further discussion.

Tony Iannone, resident of the county subdivision to the west, was sworn in. Mr. Iannone was concerned with the timeline for building. Mr. Guerard indicated it is market driven. Mr. Iannone asked what happens if it is approved with these lot sizes etc. and then you decide not to build. Mr. Garrigan stated this would be covered in the annexation agreement which would also include design guidelines, a pattern book, and the product they are showing you tonight to ensure if it was sold to another developer this project would be built to these standards or they would have to come back through the process to change anything. Mr. Iannone was concerned also with the configuration of the lots and suggested dropping a couple lots to make them fit. Mr. Iannone further stated that once the builder sells all the lots, the Homeowners can change their covenants to allow fences.

Gary Krol, resident of the county subdivision to the west, was sworn in. Mr. Krol felt the density was too high next to the one acre county lots; suggested they soften it up to the existing homes and maybe charge a premium for those lots, maybe build ranches on those lots; and was also concerned with the cul-de-sacs.

There were no other public comments.

Commissioner O'Rourke said it looks like the private streets are still greater than the public streets in the townhome area. Mr. Pluskwa indicated the main streets and stated the private streets are basically alleys to the garages; access is needed for the Fire Dept. and snow plowing; the alley to the garages is not intended for through traffic. Mr. Garrigan said we call them motor courts as they allow the residents to transverse behind the building and provide private parking for the residents; the motor courts could be used for a cut through.

Commissioner O'Rourke asked if the solution to the pocket park was to cut the radius so cars cannot continue all the way through. Mr. Garrigan said the typical Village Green or pocket park is basically bordered by streets. Commissioner Renzi suggested having the street end at 10 o'clock on one side and 2 o'clock on the other side.

Commissioner Renzi asked about the location for garbage truck pick up and asked about snow plowing. Mr. Guerard did not remember where garbage was picked up but indicated that the private streets would not be plowed by the village. Commissioner Renzi mentioned maybe needing a dormant special service area. Chairman Sobkoviak stated we would probably set up the special service area. Mr. Amann stated

they will make sure the roadway is strong enough to support the garbage trucks and that the geometry, the width and turning radii is large enough for the trucks to go through. Mr. Pluskwa stated during preliminary engineering they run auto turn to make sure the ladder trucks can get through.

Commissioner O'Rourke asked what the current Comp Plan shows for the density. Mr. Garrigan stated this area is currently shown as Country Side Residential which is basically a density of less than 2. The applicant would have to change the Comp Plan if there is support for this project. Commissioner O'Rourke appreciated the work that has taken place but felt there was a little more work to be done on the density; possibly eliminating the flag lots, creating more of the circular half cul-de-sacs with pie shaped lots and creating some larger lots along the west edge.

Commissioner Seggebruch asked if Lake Mary was set up with manor houses. Mr. Garrigan indicated those were condos. Commissioner Seggebruch asked if there were any other developments aiming at this market. Mr. Garrigan stated Fairfield Ridge is a downtown example, Villas at Fox Run is similar, and the Hartz development of Playa Vista is similar. Commissioner Seggebruch felt the market for this will probably come back sooner than a regular single family market. Mr. Garrigan said 75% of the future markets in the Chicago land area will basically be non-Ozzie and Harriet families. It may not be the same percentage in Plainfield but that is significant. Commissioner Seggebruch wondered what the percentage of the HOA cost would be of a mortgage payment. Mr. Guerard said he could check on the dollar amount for the HOA in the St. Charles area. Mr. Guerard indicated most of these families are downsizing.

Commissioner Kiefer made a motion that the Plan Commission make a favorable recommendation of the Birkett Concept Plan to the Village Board.

Commissioner Renzi seconded the motion.

Vote by roll call:

Commissioner Seggebruch, yes; Commissioner O'Rourke, no; Commissioner Renzi, yes; Commissioner Kiefer, yes; Chairman Sobkoviak, yes

Motion carried by a vote of 4-1

Chairman Sobkoviak called for a ten minutes recess at 8:35 pm. Meeting reconvened at 8:47 pm.

#### **Case No. 1530-111210.CP BRUMMEL PROPERTY**

Mr. Garrigan stated this proposal consists of approximately 55 acres located north of 127<sup>th</sup> Street, east of Route 59 and west of Book Road. The applicant is submitting a revised concept plan which reduces the number of units from 195 which included townhomes to 108 single-family lots and eliminating all the townhomes. The property is contiguous to the village; it is identified as Low Density Residential in the Comp Plan; and is located in the Village Facility Planning Area (FPA). The East Norman Drain runs through the middle of the subject site. There are two proposed full access points from 127<sup>th</sup> Street, one into the eastern pod and one into the western pod; there are two future stub streets to the east, two future stub streets to the west and one future stub street to the north into Boughton. The applicant has modified the street network to incorporate more of a parallel street grid with a 27,000 sq. ft. pocket park which serves as a central aesthetic core for this project and will be owned by the HOA in the future.

The original gross density was proposed at 3.70 units per acre while it has been reduced to gross density of 2.05 in the revised plan. The minimum lot size is approximately 7,150 sq. ft. with an average of 9,090 sq. ft.

There is a network of pedestrian connections through the open space and along 127<sup>th</sup> Street. There is a landscape median along the pocket park to help soften the neighborhood street. The applicant has identified the key-lots and through lots along 127<sup>th</sup> Street and around the pocket park which will have 360° architecture consistent with the design guidelines. The applicant would have to change the Comp Plan to medium density if there is support for this concept plan. Staff is recommending a favorable recommendation for this concept plan.

Mr. Amann indicated the reduction of density reduces the intensity of sewer loading from this site.

Chairman Sobkoviak stated Mr. Rich Guerard and Peter Pluskwa remain under oath. Mr. Guerard summarized by indicating they removed the townhomes; changed the lot sizes; changed the frontages to have a mix; changed the front yard setback from 20 feet to 25 feet; introduced pocket parks in addition to the park that will be going to the park district; landscape medians and a roadway; reduced the density; remove the private streets and increased them to 60 foot standard village right of ways; identified the key and through lots for the special architecture. Mr. Guerard presented pictures of the proposed products that have been built in a project called Bartlett Point in Bartlett.

Chairman Sobkoviak stated Mr. Bettin remains under oath. Mr. Bettin indicated they are continuing to work with the applicant on the design and layout of the park and this park gives the park district the possibility to possibly expand the park work with the Boughton property. Mr. Bettin asked about the possible reroute of 127<sup>th</sup> Street. Mr. Garrigan stated the Boughton proposal had a slightly different configuration and this will be worked out in engineering.

Commissioner Kiefer asked if the park district would be taking the pocket park. Mr. Bettin stated no, only the four acre park in the northwest corner.

Commissioner Renzi asked about the stub road into the Boughton property. Mr. Garrigan indicated the first one to come in with preliminary plat would set where the access points would be located. Commissioner Renzi was concerned with the proximity of access points on 127<sup>th</sup> Street. Mr. Amann stated there is almost 800 feet between them. Commissioner Renzi asked if the road on the east would be like Meadow Road. Mr. Garrigan stated this would end internally within the Boughton development.

Chairman Sobkoviak opened the meeting to public comments.

Chairman Sobkoviak stated Gary Krol remains sworn in. Mr. Krol was concerned with the park district if a basketball court located there adjacent to the homes. Mr. Bettin indicated it was a soccer field. Mr. Krol asked if trees could be added to form a privacy line between the homes and the field. Mr. Krol asked parking and whether it was dusk to dawn. Mr. Bettin indicated this was just conceptual and indicated all their parks were dusk to dawn.

Chairman Sobkoviak stated Mark Allen Chmura remains sworn in. Mr. Chmura was concerned with the density stating the gross density is around 2.1 but the net density is 4.5; stating that depending on when this is developed you may have only one way in and one way out. Chairman Sobkoviak indicated this would be the Fire Department's call and we would do whatever they require.

There were no other comments from the audience and the public comments were closed.

There were no other comments from the Commissioners.

Commissioner O'Rourke made a motion that the Plan Commission make a favorable recommendation to the Village Board for the Brummel Concept Plan.

Commissioner Renzi seconded the motion.

Vote by roll call:

Commissioner Kiefer, yes; Commissioner Seggebruch, yes; Commissioner Renzi, yes; Commissioner O'Rourke, yes; Chairman Sobkoviak, yes.

Motion carried 5-0.

## DISCUSSION

Commissioner Kiefer wished good luck to former Commissioner Sanders in his new endeavor.

Commissioner Renzi asked if the earlier discussion on the water and sewer was something that would need to be addressed or would this be done internally. Mr. Garrigan said the engineering for any development proposing a higher density would have to be looked at carefully. Commissioner Renzi said if the Comp Plan still has estate lots and the likely hood is they will be pushed to medium density then we probably need to look at water and sewer; look at the streetscapes and what we are plan to do with the collectors; this may also impact the regional parks due to the transformation of the density. Mr. Garrigan stated the Village Board has directed Staff to revisit certain areas of the Comp Plan; we will probably be working with the Plan Commission as partners, you will be kept fully informed so transportation and infrastructure will be discussed and raised during the updates.

Discussion was held regarding any positions that may need to be filled by a Plan Commissioner. Mr. Garrigan indicated there may be a position on the Central Area Committee that needs to be filled.

Adjourned at 9:20 p.m.

Respectfully submitted by

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Merrilee Trotz  
Recording Secretary