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DATE: July 5, 2011

Chairman Sobkoviak called the meeting of the Zoning Board of Appeals and Plan Commission to run concurrently to order at 7:02 p.m. and led the pledge to the flag.

ROLL CALL:

Commissioners Seggebruch, Renzi, Heinen, Kiefer, Fulco and Chairman Sobkoviak were present.

Commissioners O'Rourke, Fire, Park, School, and Library Districts were absent.

Also present: Jonathan Proulx, Planner II and Merrilee Trotz, Recording Secretary

Approval of Minutes: The Plan Commission/Zoning Board of Appeals minutes from June 21, 2011 were amended on page 3 third new paragraph ... Site Plan *for* the proposed ... and then were accepted as amended.

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

DEVELOPMENT REPORT: Mr. Proulx stated the Village Board has not met since our last Plan Commission meeting.

OLD BUSINESS:

None

NEW BUSINESS:

Case No. 1547-060311.PP MPI-7 PLAINFIELD WEST LLC

Mr. Proulx summarized the staff report indicating this is a preliminary plat for 301 single-family homes on approximately 122 acres located on 127th Street, west of Ridge Road and Grande Park. This property is annexed into the Village of Plainfield and currently zoned R-1. There is one full access point from 127th Street with a stub streets to the east, south and west. Mr. Proulx reviewed the lot sizes and setbacks which are consistent with the amended annexation agreement. Mr. Proulx reviewed the proposed 5 acre park which will be dedicated to the Oswegoland Park District and indicated there would also be a pocket park. The preliminary engineering has been reviewed by the Village Engineer. Mr. Proulx stated stipulation number two should be Oswego Fire Protection District instead of Plainfield Fire Protection District. Staff believes the proposed preliminary plat is consistent with the amended annexation agreement and looks for a favorable recommendation.

Chairman Sobkoviak asked about engineering issues. Mr. Proulx indicated the Village Engineer has indicated there are no issues at this time.

Chairman Sobkoviak swore in Tom Small. Mr. Small stated when they got the amended annexation agreement there were 310 single family homes; since that time they have completed a revised drainage

study to accommodate the newly sized lots and reduced the number of lots to the now proposed 301 single family homes.

Commissioner Renzi stated he recalled discussion with the neighbors regarding runoff water from the west; also is concerned with the drain tiles and movement of the water to make sure it would get to the detention. Mr. Small said the concerns of the neighbors have been met with the revised drainage study. Chairman Sobkoviak asked if they met with the neighbors. Mr. Proulx stated the most appropriate time to get to this level of details would be at final plat.

Commissioner Renzi asked if berms would be placed near lots 247-256 on the far west side below the potential ball field. He stated we previously had extensive discussion with regard to trails, the private property, parking, whether it was going to be bermed or fenced, and how it was going to be delineated for access from any streets with ingress and egress for the Fire Department. Commissioner Renzi suggested those minutes be attached to this request at final plat. Chairman Sobkoviak asked that references to those minutes be included in the final plat material.

Commissioner Seggebruch asked about the Wheatland Athletic Association property. Mr. Proulx indicated originally Wheatland Athletic Assoc. was side by side with the developer. Wheatland Athletic Assoc. had active plans to move forward; since that time there has been changes in their leadership and membership; discussions have been held about where geographically they would like a facility to be built and whether it would be indoor or outdoor. We have heard that Wheatland Athletic Assoc. is currently not looking closely at this site. Mr. Proulx said Wheatland Athletic Assoc. is hitched by the same annexation agreement but the developer is not showing any land planning.

Commissioner Seggebruch asked if that property was included in the overall drainage. Mr. Small said yes, if you remember the Soccer Association was bringing a road down the property line and that is what created a lot of the conversation about the drainage. Commissioner Seggebruch asked if this property were not developed would it potentially be folded in with this and developed as another phase. Mr. Small said yes if the property were sold to MPI-7. Chairman Sobkoviak said it could be sold to a third party.

Commissioner Heinen asked if outlots A & B were the stormwater management; and if the park was the southwest corner of the site. Mr. Small said yes. Commissioner Heinen asked if there was any floodplain on the site. Mr. Small said no. Commissioner Heinen asked if this proposal provided for the required stormwater management of the adjacent lot. Mr. Small thought yes, but he would confer with his engineer; they may also have detention on their site but we will accommodate their flow.

Commissioner Renzi asked if the stormwater management was managed the same for the parcel that was to be the Latter Day Saints property. Mr. Small said yes. Commissioner Renzi stated when these parcels are developed drainage will need to be talked about also as the engineering here is about flow management only. Mr. Small indicated 99% of the final engineering has been completed.

Commissioner Seggebruch asked the purpose of outlot H and if it was an overland flow route that goes to the Wheatland Athletic property. Mr. Proulx stated this was a pedestrian connection.

Commissioner Heinen asked what the plan was for moving forward on this project. Mr. Small said they are not going forward with final plat right now but we will be ready to go.

Commissioner Seggebruch asked if the decreased lot size was to allow for a slightly smaller house than what had been built in Grande Park. Mr. Small said it will be the same product you see in Grande Park but it will probably not be an estate type of project.

Commissioner Renzi made a motion that the Plan Commission make a favorable recommendation to the Village Board for the preliminary plat for Plainfield West subject to the following stipulations:

1. Compliance with the requirements of the Village Engineer;
2. Compliance with the requirements of the Oswego Fire Protection District;

Commissioner Kiefer seconded the motion.

Vote by Roll Call: Commissioner Seggebruch, yes; Commissioner Heinen, yes; Commissioner Fulco, yes; Commissioner Kiefer, yes; Commissioner Renzi, yes; Chairman Sobkoviak, yes. 1 absent, Motion carried 6-0.

Case No. 1545-060211.FP VILLAS AT FOX RUN

Mr. Proulx summarized the staff report indicating this is a proposal for resubdivision of a portion of the existing Villas at Fox Run to allow a number of single-family detached units in place of previously approved four-unit townhomes. This change required reconfiguration of the lots and potential changes to the utility easements. A similar change was approved in 2009. This resubdivision would replace 3 existing 4-unit townhomes (a total of 12 dwelling units) with 11 single-family detached homes. Mr. Proulx reviewed the lot sizes and indicated 3 lots are platted without street frontage.

Mr. Proulx reviewed the engineering and stormwater management. Mr. Proulx indicated some of the issues include the need to maintain the necessary building-to-building separation as required by applicable building and fire codes; the importance of coordinating building and lot layout changes with the affected utilities; and that the design of improvements are consistent between the final engineering and building permit plans. Staff is seeking a favorable recommendation from the Plan Commission.

Chairman Sobkoviak swore in John Argoudelis, agent for applicant. Mr. Argoudelis said they are working with Staff and that this proposal was consistent with past proposals.

Commissioner Kiefer asked how the three lots without street frontage would be utilized or accessed. Mr. Proulx indicated there would be a shared drive. Commissioner Kiefer asked if the Fire Department was comfortable with the accessibility. Mr. Proulx said this is a similar situation as to what is located in the northeast corner where one driveway serves three lots.

Commissioner Heinen asked if this plat corresponds to the previous plan and asked if an access easement would be added to the plat. Mr. Proulx agreed and stated the access easement should be added. Commissioner Heinen asked about the vacation of a bike path. Mr. Proulx and Mr. Argoudelis did not know if a bike path had been constructed.

Commissioner Renzi said there was suppose to be a bike path. Commissioner Renzi asked about the orientation of the homes to be located on the lots without street frontage. Mr. Proulx explained the use of a privacy fence. Commissioner Seggebruch said he remembered that there were very few windows on the side of the house that is the straight shot side and the windows were mostly opening up on the courtyards.

Chairman Sobkoviak stated the developer has to build something that looks appealing to a prospective buyer. Commissioner Renzi said if no one wants to buy it then we might have grassy meadow there which defeats the purpose. Commissioner Heinen said trying to retrofit into something that was already planned is probably not the best design.

Commissioner Seggebruch mentioned the Homeowners Association and maintenance. Commissioner Heinen asked if the homes built in the northeast corner have been sold. Mr. Argoudelis did not know about those particular units. Mr. Argoudelis indicated originally it was one HOA. Mr. Proulx indicated at the time of the Planned Development was approved the developer felt it could be accommodated under one HOA.

There was no response from the audience.

Commissioner Heinen asked where the bike path connects. Mr. Proulx stated now it would stop at the south property line; to the north it connects to a small park; eventually the hope is it will follow the ComEd right of way to connect to the Clow/Stephens Regional Park.

Commissioner Heinen made a motion to recommend approval the final plat of subdivision for the Villas at Fox Run Re-Plat 2, subject to the following three (3) stipulations:

1. Compliance with the requirements of the Village Engineer;
2. Compliance with the requirements of the Plainfield Fire Protection District.
3. Compliance with applicable building and fire codes.

Commissioner Renzi seconded the motion.

Vote by Roll Call: Commissioner Kiefer, yes; Commissioner Fulco, yes; Commissioner Seggebruch, yes; Commissioner Renzi, yes; Commissioner Heinen, yes; Chairman Sobkoviak, yes. 1 absent, Motion Carried 6-0.

DISCUSSION - None

Adjourned at 7:50 p.m.

Respectfully submitted by

Merrilee Trotz
Recording Secretary