



MEMORANDUM

TO: Plan Commission
FROM: Kyle Authenreith, Planner
THROUGH: Kevin Whaley, AICP, Director of Planning
DATE: 04-09-2026
RE: [FDP-26-023](#), Amendment to the Bo-Mar Townhomes Final Detailed Plan

In 2022, a Final Detailed Plan ([FDP-22-053](#)) was approved for the Townhome phase of the Bo-Mar Estates PUD ([PUD-21-123](#)). At that time, only certain temporary signs were included as part of the approval process. The applicant is requesting to amend the 2022 Final Detailed Plan to install specific new temporary signage, which are detailed below.

1. One 8' x 8' sign along Smith Road, which sign will be removed by Petitioner upon completion of the sale of lots within the Bomar PUD:



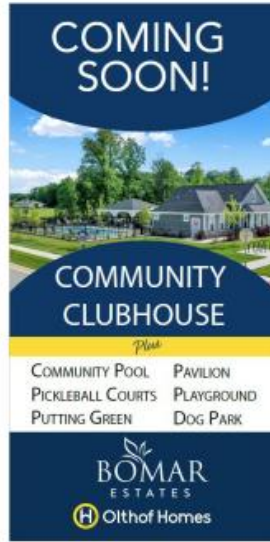
2. Two 3' x 8' signs along Bo Street and/or Marjorie Lane (the exact locations will change as the townhomes are developed), which signs will be removed by Petitioner upon the completion of the sales of the townhomes within the Bomar PUD:



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3. One 32 sf sign near the location of the future clubhouse, which sign will be removed by Petitioner upon completion of the clubhouse:



It should be noted that both the overall sign size as well as the height of sign #1 (Now Selling) would not meet the sign standards of the Plainfield Zoning Ordinance. However, this 8’x8’ sign is the same size as the already permitted (through [FDP-22-053](#)) sign at the development’s entrance on Township Line Road. The other two proposed signs would meet the Town’s sign standards and are located in the interior of the development.

POTENTIAL MOTIONS.

The following motions are provided to the Plan Commission for the possible decisions that can be made on each of the petitions: **favorable/approve**, **unfavorable/deny**, and **continue**.

Conditions and/or commitments can be added as the Commission deems appropriate, even if no conditions or commitments have been provided/proposed by the applicant or Town Staff.

MOTION: Bo-Mar Townhomes Final Detail Plan Amendment

I move that the Plan Commission **approve** / **deny** / **continue** [FDP-26-023](#), an Amendment to the approved Bo-Mar Townhomes Final Detailed Plan to allow additional temporary signage finding that:

1. The Final Detailed Plan **satisfies** / **does not satisfy** the Development Requirements and Development Standards specified in the PUD District ordinance establishing such district;
2. The Final Detail Plan **accomplishes** / **does not accomplish** the intent set forth in Article 6.1A of the Zoning Ordinance;
3. The Final Detailed Plan **provides** / **does not provide** for the protection or provision of the site features and amenities outlined in Article 6.1C.2 of the Zoning Ordinance.

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with the amended development plan file as of April 9, 2026.