



MEMORANDUM

TO: Plan Commission
FROM: Kyle Authenreith, Planner
THROUGH: Kevin Whaley, AICP, Director of Planning
DATE: 08-03-2026
RE: [PUD-26-076](#), Amendment to the Crossing 5 Final Detailed Plan

In 2023, a Final Detailed Plan ([FDP-23-018](#)) was approved for the multifamily 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 2023 Final Detailed Plan to install specific new temporary signage.

The applicant is requesting to place three (3) of the temporary signs shown below. The placement of each sign is shown with a star in the map. Each sign is 4'x8', larger than what the standard sign regulations would allow (6 square feet and a maximum of 6' tall for temporary signs), but smaller than the [recently-approved temporary signage](#) for the Olthof Homes portion of BoMar Estates.

It should be noted that the narrative and associated documents do not suggest a defined "end date" for when the temporary signs are to be removed.



A Community of Values

TOWN OF PLAINFIELD

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** PUD-26-076, an Amendment to the approved Crossing 5 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 August 3, 2026.