

PREPARED BY:

VILLAGE OF CHANNAHON  
24555 S. NAVAJO DRIVE  
CHANNAHON, IL 60410

MAIL TO:

VILLAGE OF CHANNAHON  
24555 S. NAVAJO DRIVE  
CHANNAHON, IL 60410

RECORDER'S STAMP

ORDINANCE NO. 1665

**AN ORDINANCE OF THE VILLAGE OF CHANNAHON,  
WILL AND GRUNDY COUNTIES, STATE OF ILLINOIS GRANTING  
A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT  
FOR THE DEAN AND JILL SCARCELLI PROPERTY  
(23233 W. McClintock Rd.)  
(P.I.N. 05-06-34-200-019)**

**ADOPTED BY THE  
BOARD OF TRUSTEES  
VILLAGE OF CHANNAHON**

THIS 19<sup>th</sup> DAY OF September, 2011

**PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE BOARD OF TRUSTEES OF THE  
VILLAGE OF CHANNAHON, WILL AND GRUNDY COUNTIES, ILLINOIS**

THIS 19<sup>th</sup> DAY OF September, 2011

ORDINANCE NO. 1665

**AN ORDINANCE OF THE VILLAGE OF CHANNAHON,  
WILL AND GRUNDY COUNTIES, STATE OF ILLINOIS  
GRANTING A SPECIAL USE PERMIT FOR A  
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DEAN AND JILL SCARCELLI PROPERTY**

(23233 W. McClintock Rd.)

(P.I.N. 05-06-34-200-019)

**WHEREAS**, the Village of Channahon is a home rule municipal corporation; and

**WHEREAS**, Dean and Jill Scarcelli are the owners of record of real property described in Exhibit "A"; and

**WHEREAS**, the Owners have submitted an application for a Planned Unit Development (P.U.D.) that will control the development of the Subject Property; and

**WHEREAS**, on September 24, 2011, the Village Planning and Zoning Commission conducted a public hearing on the proposed Special Use Permit for the P.U.D.; and

**WHEREAS**, the Village Planning and Zoning Commission, given full consideration to the evidence available, consisting of the staff recommendation, documents on file with the Village, and the testimony of all interested parties, has provided Findings of Fact and recommended the Final Plat of the Scarcelli's Planned Unit Development and the Special Use Permit be approved; and

**WHEREAS**, the Corporate Authorities of the Village, after due and careful consideration, has determined that approval of the proposed Special Use Permit for the Final Plat of the Scarcelli's Planned Unit Development will serve the best interest of the Village; and

**NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHANNAHON WILL AND GRUNDY COUNTIES, ILLINOIS IN THE EXERCISE OF ITS HOME RULE AND OTHER POWERS AS FOLLOWS:**

**SECTION 1: SPECIAL USE PERMIT.**

A Special Use Permit to allow development of the project as a Planned Unit Development according to Final Plat of the Scarcelli's Planned Unit Development attached to this Ordinance as Exhibit "B" is hereby granted subject to the conditions and restrictions set forth in this Ordinance and the Village Code of Ordinances.

**SECTION 2. FINDING OF FACTS**

The Planning and Zoning Commission have provided the following findings of fact setting forth the reasons for the recommendation:

- (A) The special use granted by this Ordinance will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- (B) The special use granted by this Ordinance will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted nor substantially diminishes or impair property values within the area.
- (C) The establishment of the special use granted by this Ordinance will not impede the normal and orderly development or improvement of surrounding property for uses permitted in the area.
- (D) Adequate utilities, access roads, drainage, and other necessary facilities on the property have been or will be provided by the owner.
- (E) Adequate measures have been and will be taken to provide ingress and egress so designed as to minimize traffic congestion on public streets.
- (F) The special use granted in this Ordinance shall, except as specifically permitted by this Ordinance, conform in all other respects to the applicable regulations of the Village zoning district in which it is located.
- (G) The uses permitted by this Ordinance are appropriate to the purpose of the development and conform to the Village Comprehensive Land Use Plan.

### **SECTION 3. APPLICABLE ORDINANCES**

Notwithstanding the fact that the project is being developed as P.U.D., the project shall, except as expressly provided in this Ordinance, be developed and structures constructed in conformance with the ordinances of the Village as amended from time to time, including, but not limited to the Village Zoning Ordinance, Subdivision Ordinance, Building Code, and all other Ordinances which affect the use and development of property and the construction of structures on the property.

### **SECTION 4. DEVELOPMENT CONDITIONS**

The conditions outlined below shall be a condition of developing the Subject Property under the Special Use Permit:

1. Lot 1 shall not abut on a publicly or privately dedicated street departing from §154.34.C.1 of the Village Code of Ordinances.
2. The Final Plat provides 34.98' of street frontage along McClintock Road for Lot 2 departing from §156.056.G.2 of the Village Code of Ordinances stating a minimum lot width of 100' is required.
3. The Final Plat provides that Lot 2 will provide a perpetual and irrevocable driveway access easement to Lot 1.
4. When Village water or sewer abuts any portion of Lots 1 and 2, the owners will be required to tap-on at the owner's expense.
5. As part of the construction of any structure on either lot, the owners will provide a permanent drive-way that conforms to the Village Code and constructed to the satisfaction of the Chief Building Official, for the unobstructed access of

firefighting services, police protection, mail-carrier letter service, refuse collection and other governmental services.

6. The Final Plat of Subdivision attached as Exhibit "B" is hereby approved.

**SECTION 5. SEVERABILITY**

If any section, paragraph, clause or provision of this Ordinance is held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

**SECTION 6. REPEALER**

All ordinances, resolutions, orders or parts thereof, which conflict with the provisions of this Ordinance, is to the extent of such conflict, hereby repealed.

**SECTION 7. EFFECTIVE DATE**

This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form provided further that this ordinance and Subdivision of the property shall not be effective unless or until the Will County Health Department issue a septic permit for the second house. If such a permit is not issued within twelve months this ordinance shall be null and void.

PASSED this 19<sup>th</sup> day of September, 2011 with 5 members voting aye, 1 members voting nay, the President not voting, with 0 members abstaining or passing and said vote being:

MILITELLO aye

NASH nay

GRECO aye

McMILLIN aye

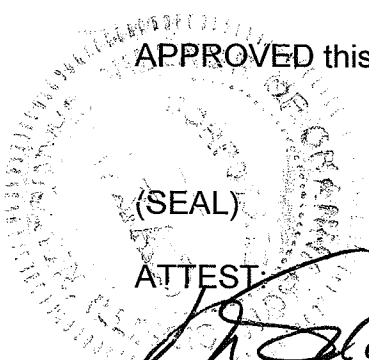
SLOCUM aye

PAPESH aye

J. Schumacher  
JANET SCHUMACHER, Village Clerk

APPROVED this 19<sup>th</sup> day of September, 2011.

Joseph Cook  
JOSEPH COOK, Village President



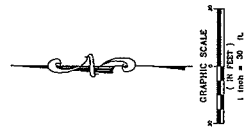
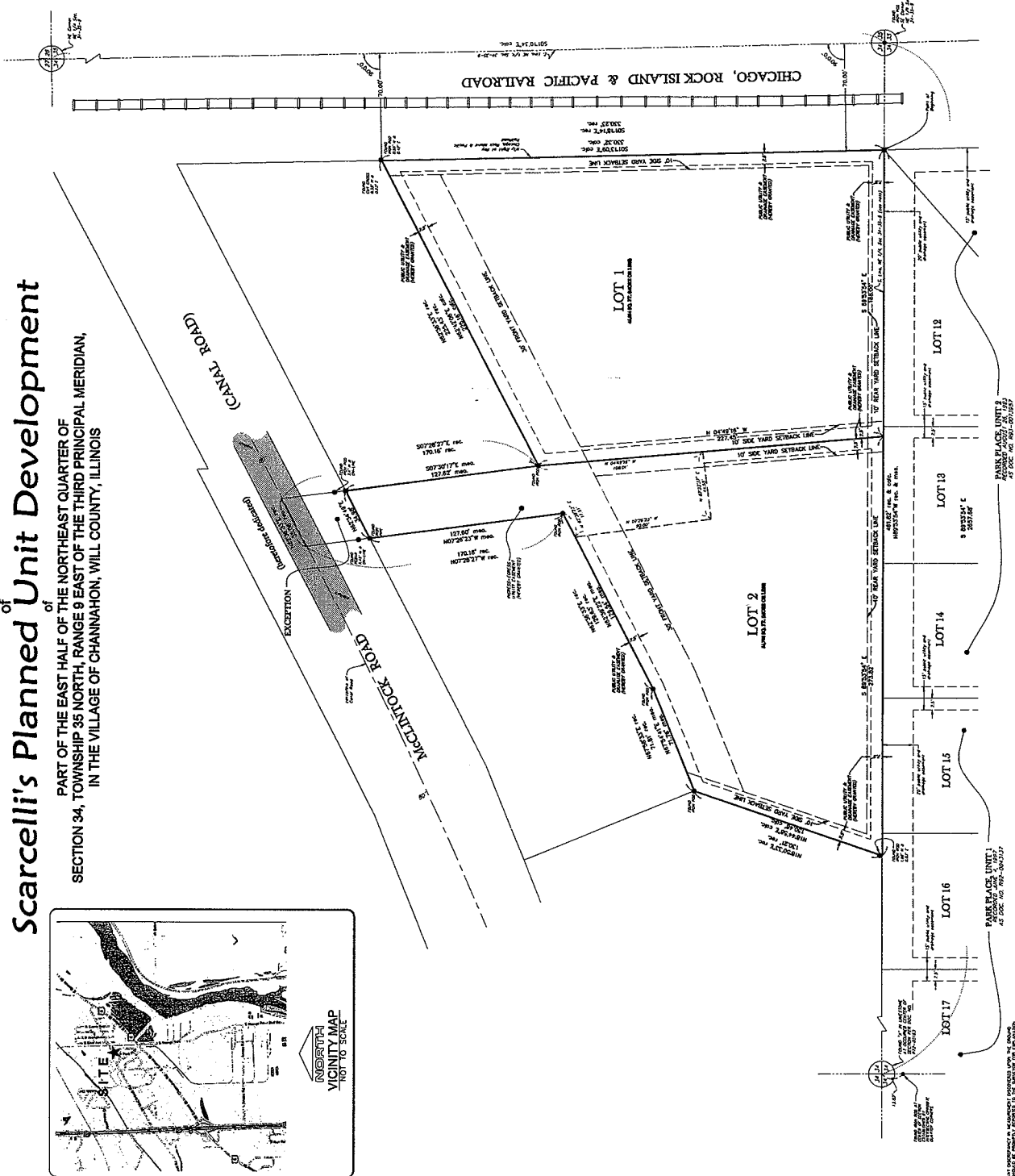
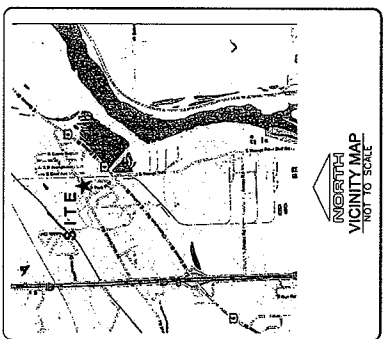
ATTEST  
J. Schumacher  
JANET SCHUMACHER, Village Clerk

Exhibit "A"

THAT PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, TROY TOWNSHIP, DESCRIBED AS BEGINNING ON THE SOUTH LINE OF SAID EAST ½, 70 FEET WEST OF THE SOUTHEAST CORNER OF SAID EAST ½ AND AS MEASURED PERPENDICULAR TO THE EAST LINE OF SAID EAST ½; THENCE NORTH 89 DEGREES 53 MINUTES 54 SECONDS WEST, 461.82 FEET ALONG SAID SOUTH LINE; THENCE NORTH 18 DEGREES 50 MINUTES 33 SECONDS EAST, 130.21 FEET; THENCE NORTH 67 DEGREES 58 MINUTES 33 SECONDS EAST, 71.81 FEET; THENCE NORTH 62 DEGREES 36 MINUTES 33 SECONDS EAST, 129.63 FEET; THENCE NORTH 07 DEGREES 28 MINUTES 27 SECONDS WEST, 170.16 FEET TO THE CENTERLINE OF CANAL ROAD; THENCE NORTH 62 DEGREES 36 MINUTES 33 SECONDS EAST 35.08 FEET ALONG CENTERLINE; THENCE SOUTH 07 DEGREES 28 MINUTES 27 SECONDS EAST, 170.16 FEET; THENCE NORTH 62 DEGREES 36 MINUTES 33 SECONDS EAST, 225.43 FEET TO A POINT 70 FEET WEST OF THE EAST LINE OF SAID ¼ AND ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND RAILROAD SPUR; THENCE SOUTH 01 DEGREE 18 MINUTES 14 SECONDS EAST, 330.23 FEET PARALLEL WITH SAID WEST LINE TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE NORTHERLY 40 FEET CONVEYED TO THE VILLAGE OF CHANNAHON BY DEED RECORDED AS DOCUMENT NUMBER R85-29711, IN WILL COUNTY, ILLINOIS.

# RECORD PLAT of Scarcelli's Planned Unit Development

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF CHANNAHON, WILL COUNTY, ILLINOIS



BASES OF BEARINGS  
FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34  
N 89°55'54" W

- LEGEND
- OWNER
  - RECORDED
  - EXISTING
  - PROPOSED
  - ADJACENT PROPERTY
  - ADJACENT ROAD
  - ADJACENT RAILROAD

**OWNER**  
DEAN & WILL SCARCELLI  
28233 W. MCLINTOCK ROAD  
CHANNANON, ILLINOIS 60410

**LAND SURVEYOR**  
RUEITIGER, TONELLI & ASSOCIATES, INC.  
2174 ONEIDA STREET  
JOLIET, ILLINOIS 60435

**RT & A**  
Rueitiger, Tonelli & Associates, Inc.  
Surveyors, Engineers, Planners, Landscape Architects, Civil Engineers  
2174 ONEIDA STREET, JOLIET, ILLINOIS 60435  
TEL: 815.741.1100 FAX: 815.741.1101  
WWW.WEBSITEFORRTANDASURVEYORS.COM

LATEST REVISION: 8-14-2011  
R.T. & A. Dwg. No.: 311-0505-R