

CHANNAHON PLANNING AND ZONING COMMISSION

July 10, 2006

Chairman Curt Clark called the meeting to order at 6:00 p.m.

Chairman Clark led the Pledge of Allegiance.

Members present were Curt Clark, Karen Ciarlette, Rick Lyman, Chuck Hiller and Phil Loizon. Also present were Village Attorney Justin Fredin, Chief Building Official Dave Cavanaugh, Director of Community Development Mike McMahon and Administrative Assistant Mitchell Austin.

It was declared a quorum was present.

APPROVAL OF MINUTES

A motion was made by Chuck Hiller to approve minutes from the June 12, 2006 meeting. Seconded by Karen Ciarlette.

A motion was made by Karen Ciarlette to approve minutes from the June 26, 2006 meeting. Seconded by Chuck Hiller.

CONCEPT REVIEW – McDONALD WOODS

Mike McMahon presented the Concept Review for McDonald Woods.

Bud McDonald is seeking Planning and Zoning Commission input on a proposed 60 acre parcel immediately east of the Voss Parcel. McDonald Woods will be an extension of the Oakview Subdivision with a 115 lots. There will be 18 duplex units with the remaining lots being single-family. Access to the property will be on Bridge Street and through the Voss and Morphew Parcels.

Staff met with the applicant on June 13, 2006. A number of issues were discussed including: flood plain, lot size, stormwater detention, retention of the wooded areas and the ravine. Staff was particularly concerned about developing so extensively into the ravine.

Bud McDonald, Kevin McDonald and Joe Regis were present.

The Commissioner raised concerns about developing the ravine portion of the property. Planning Consultant Rod Tonelli advised that the Comprehensive Land Use Plan denotes the ravine as park/open space area. The Channahon Park District and the Forest Preserve have shown interest in buying this portion of the property, but have not made an offer to buy. Kevin McDonald advised that efforts will be made to save as many trees as possible. Duplex lots will be 15,000 sq.

ft. and single family lots will be a minimum of 12,000 sq. ft. Lots in the ravine area will start at \$200,000 and be a minimum half acre.

Joe Regis advised that the developer is proposing a 24' private road to service the ravine area with shared driveways. Commissioners discussed access issues to lots 55 and 61. They advised sidewalks, tree preservation, private road and street lights should be addressed in the annexation agreement. The Commission thought a path or sidewalk on one side of the ravine area would minimize tree removals.

The Planning and Zoning Commission was favorable to the Concept Plan for McDonald Woods.

FINAL PLAT – THE RAVINES

Mr. McMahon presented the Final Plat for The Ravines.

The applicants are requesting approval of the Final Plat for The Ravines. The applicant will be building a private, gated, active senior community of 24 duplex units. Access to the site will be at U.S. Route 6. The property was part of the original BarrVav annexation agreement.

The applicant is providing significantly more landscaping than Village Code requires. Plantings, sidewalks and a gazebo will be placed in the center common area. Due to the nature of the private streets and the gated aspect of the development, the applicant has indicated that the residents can safely walk on the street or in the center common area, resulting in the elimination of sidewalks on the outer edges of the private drive. A bike path will be located along U.S. Route 6, per the annexation agreement. The remaining portion of the site (Lot 27) will be dedicated to the Channahon Park District and an easement will be provided to access the Ravine Woods lift station site.

Tony Spinelli of Geotech represented the developer.

This project was originally going to be nine single-family home sites. The applicant is now planning to build a 24 duplex unit development that will be age restricted. A bike path will be built along Route 6. There was some discussion about delaying the construction of a bike path until it could be tied with other paths in the area.

A motion is requested of the Planning and Zoning Commission, by the petitioner to recommend approval of the Final Plat for The Ravines to the Corporate Authority.

A motion was made by Phil Loizon to recommend approval of the Final Plat for The Ravines to the Corporate Authority. Seconded by Karen Ciarlette.

**ROLL CALL: AYES: CIARLETTE, HILLER, LYMAN, MOTION CARRIED
LOIZON**

OTHER BUSINESS

A resident questioned why a cargo container facility was being built on Youngs Road. This property is in Joliet and outside the boundaries of the Village. The resident also stated he was against a trucking terminal being built on Rt. 6 close to I-55.

Mr. McMahon advised that the Staff is planning a joint meeting of the Board of Trustees and the Planning and Zoning Commission to discuss landscape and design standards ordinances.

The meeting will be scheduled in September. Chairman Clark discussed a joint field trip in March to view developments inside and outside of Channahon.

A motion was made by Chuck Hiller to adjourn at 6:52 P.M. Seconded by Karen Ciarlette.

ROLL CALL: ALL AYES

MOTION CARRIED