

## **CHANNAHON PLANNING AND ZONING COMMISSION**

**OCTOBER 9, 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, Cindy June, Jeff Simon, Phil Loizon and Chuck Hiller. Also present were Director of Community Development Mike McMahon, Village Attorney Justin Fredin, Village Administrator Jamie Bowden, Village President Joe Cook and Administrative Assistant Mitchell Austin.

It was declared a quorum was present.

### **APPROVAL OF MINUTES**

A motion was made by Jeff Simon to approve minutes from the September 11, 2006 meeting. Seconded by Chuck Hiller

### **HIGHLAND RIDGE PRELIMINARY PLAT**

Applicants were not present. Discussion was postponed.

### **CONCEPT REVIEW – AQUA DESIGNS**

Mr. McMahon presented the Concept Review for Aqua Designs.

Aqua Designs is proposing to develop Lot 15 in the Riverside Industrial Park. The project will consist of approximately 13,515 sq. ft. of building space and approximately 42,000 sq. ft. of outside storage.

Aqua Designs is proposing to first construct one 7,575 sq. ft. building that will house their corporate offices and primary shop. Aqua Designs installs in-ground irrigation systems. Staff has determined this end-use is consistent with the I-1 Limited Industrial Zoning District.

The Concept Plan and architectural elevations is consistent with Village requirements.

Mike Collins of Sharp Commercial and applicant Rich Giemzik were present.

The building will be pre-engineered. The property is presently zoned government. Outside storage of pipes will be on gravel. The Commissioners would like this area to be covered with a dust-free surface. Applicant needs to determine that the Nicor easement can be crossed. Access to the building will be from the Frontage Road. IDOT will need to approve the access. The building will be constructed in two stages. There is no timeframe for the expansion at this time.

The Commissioners would like to see a “dressed up” front elevation for the building. There will be two delivery trucks a week. Aqua Designs has a fleet of 18 trucks. There will be no retail traffic. Signage will be addressed at a later time and will be in compliance with the sign ordinance. The Commission impression was favorable.

## **WOODS OF AUX SABLE UNIT 2 FINAL PLAT**

Mr. McMahon presented the Woods of Aux Sable Unit 2 Final Plat.

In 2003, the Village Board of Trustees approved a Preliminary Plat for the Woods of Aux Sable subdivision. The development consists of 61 acres with 83 single-family lots and 29 multi-family lots.

In 2005, the Village Board of Trustees approved a Final Plat for the Woods of Aux Sable Unit 1. It consists of 33 single-family lots and 7 multi-family lots. The Final Plat was consistent with the approved Preliminary Plat. Hexagon Development decided to final plat a portion of the development for business reasons.

Hexagon Development is now requesting Final Plat approval for a portion of the remaining lots. 7 lots will remain un-platted at this time.

Hexagon Development is planning to purchase 6 acres to the west of the development and add it to the Woods of Aux Sable subdivision. Consequently, Village staff is requesting Red Wing Drive be extended west through the added phase. This would require the removal and reconfiguration of several lots that were preliminary platted as part of Unit 2. Because this new phase was not part of the original development, it would need to go through the Village’s site development process.

Chris Ramsey of Hexagon Development was present. The developer would like to add 6 acres of single-family lots to Phase II. President Cook advised that this was always considered a “no man’s land” until the new lift station was funded and built. The land was purchased from Keating Development. Engineering has been completed and the road will be stubbed to the west. The remainder of the lots will be part of Phase III. Drainage has been enlarged.

Woods of Aux Sable will have access to Route 6 through Keating Boulevard. Village President Cook will be meeting with IDOT concerning Keating’s access to Route 6.

**Phil Loizon made a motion to recommend approval of the Final Plat for Woods of Aux Sable Unit 2 to the Corporate Authority. Seconded by Karen Ciarlette.**

**ROLL CALL: AYES: CIARLETTE, HILLER, JUNE,  
LOIZON, SIMON  
ABSTAIN: LYMAN**

**MOTION CARRIED**

**OTHER BUSINESS**

Mr. McMahon advised that Coldwell Banker will be tearing down the existing building. A new building (the same as reviewed by the Commission) will be placed on the western portion of the parcel.

Residents from Remington Woods were present to discuss the DOKA building. This item was not on the agenda. Mr. McMahon will advise David Chapman of Remington Woods when DOKA is to be discussed.

**A motion was made by Karen Ciarlette to adjourn at 6:29 P. M. Seconded by Phil Loizon.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**