

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.

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