

CHANNAHON PLANNING AND ZONING COMMISSION

January 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, Cindy June, Chuck Hiller, Jeff Simon, Rick Lyman and Phil Loizon. Also present were Assistant Village Administrator Lisa Armour, Village Attorney Justin Fredin, Planning Consultant Rod Tonelli and Administrative Assistant Mitchell Austin.

It was declared a quorum was present.

APPROVAL OF MINUTES

A motion was made by Karen Ciarlette to approve minutes from the December 12, 2005 meeting. Seconded by Cindy June.

Armour introduced Rod Tonelli of Ruettiger, Tonelli & Associates, Inc. Mr. Toneeli has been assisting the Community Development Department with development and planning issues.

FINAL PLAT/TOWN CENTER UNIT TWO

Armour presented the Final Plat/Town Center Unit Two.

The Diocese of Joliet is seeking approval of the Final Plat for Town Center Unit 2.

The Diocese is dividing the property into two large parcels to facilitate the sale of the property to Channahon Town Center, LLC in two separate conveyances. The property must be subdivided before the transfer of the property can take place.

Channahon Town, LLC will be re-subdividing the parcels at a later date in conformance with the approved preliminary plat for the Town Center.

A minor revision to the proposed 10' public utility easement is required to encompass the entire existing water main and gas infrastructure. Therefore, the plat should be approved contingent on final engineering so that the easement is reflected on the plat that is recorded.

Armour stated that there were some engineering issues (utilities) that needed to be addressed. June was concerned with the completion of the project. Lot 1 will be residential. Lot 2 will be commercial. Retail development is to start within 1 year from June 6, 2005.

A motion is requested of the Planning and Zoning Commission, by the petitioner, to recommend approval of the Final Plat of Town Center Unit 2 to the Corporate Authority, contingent upon final engineering for the plat.

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

MOTION CARRIED

CONCEPT REVIEW/RITTER COMMERCIAL SITE PLAN

Armour presented the Concept Review/Ritter Commercial Site Plan.

The applicant is proposing to develop a multi-tenant commercial building on the vacant parcel between VCA Channahon Animal Hospital and Harris Bank on Route 6. The building is approximately 14,000 square feet. The developer plans to market the property to retailers and office users. Since the building is serviced by septic rather than municipal sewer, food users are not being targeted as potential users. Access to the site will be shared with Harris Bank on the west and Ranch Pharmacy/VCA Channahon Animal Hospital on the east.

The applicant is seeking to develop the site as a Planned Unit Development because the applicant is providing a 10' landscape buffer along the front of the property, instead of the 20' required by Village Code. This is due to the situation created when IDOT acquired additional right-of-way with the reconstruction of Route 6. There is still approximately an additional 30' of green area beyond that provided on the applicant's property with this right-of-way, providing 40' of green space/landscape between the edge of the parking lot and the sidewalk along Route 6. The P.U.D. will allow the Village to include restrictions on the type of signage to be utilized on the building. The applicant has stated that he will not be requesting approval for a monument sign for the parcel.

The landscaping, building materials, and other aspects of the site plan are consistent with the commercial design guidelines recently endorsed by the Planning and Zoning Commission.

Water/sewer service is not currently available to this parcel.

Mark Ritter, the developer, was present to answer questions.

There will be 11 units.

The Commissioners brought up a number of issues:

1. Commissioners did not like the look of the building.
2. They felt it looked like an industrial facility.
3. The building looked like it was pre-engineered and a more traditional look was desired.
4. There should be more variety in the roofline, more bump-outs, less uniformity.

5. There is concern about stormwater affecting Springbrook. Engineering needs to address these issues.
6. The Commissioners would like to see a parapet with a different architectural style.
7. It was suggested that the applicant look at the roofline on Vessel's new commercial building.

CONCEPT REVIEW/MCDONALD MANOR/CALLISTA ASSISTED LIVING

Armour presented the Concept Review/McDonald Manor/Callista Assisted Living.

The property is currently zoned C-3 commercial. It has remained undeveloped for a number of years. In November, 2004, Bud McDonald presented a concept plan to the Planning and Zoning Commission that proposed rezoning the site to R-1 Single-Family Residential. A landscaped outlot is proposed for the corner of McDonald Drive and U.S. Route 6 for use as an open space and a subdivision monument sign. The plan presented at the time consisted of 13 lots of 12,000 sq. ft. or more. It did not include the assisted living facility.

Since that time, the owners of Callista, Inc. approached Mr. McDonald regarding the purchase of a portion of the property for an assisted living facility. The western 74,292 sq. ft. of the parcel is now shown on the concept plan for this project. Three one-story buildings are proposed for this site, in addition to 11 single-family lots on the portion of the property to be developed by Mr. McDonald. The single-family lots now range in size from 10,000 sq. ft. to 11,280 sq. ft. The elevations for the proposed assisted living buildings are consistent with the surrounding residential area. This portion of the property would serve as a buffer between the trucking firm to the west and the residential to the east.

The project is now proposed as an R-1 Planned Unit Development, since the single-family lots no longer meet the minimum 12,000 sq. ft. requirement for standard R-1 zoning. The P.U.D. would also allow the Village to place more restrictions on the assisted living facility than if that parcel would remain C-3.

Darla Bradley of Callista, Inc., as well as architect Sean Gallagher were present to answer questions.

The Commissioners addressed a number of items of concern:

1. Can an assisted living facility be in an R-1 district? Yes.
2. Is there more control through a P.U.D./R-1? Yes.
3. The Commissioners would like to see Outlot A removed to make the residential lots larger.
4. Engineering issues such as stormwater have to be addressed. (Fire Department issues have been resolved.)
5. The Commission wanted to see 12,000 sq. ft. lots as a minimum.
6. There was a favorable impression of the Callista concept plan.
7. The assisted living facility will be built with a residential appearance.

OTHER BUSINESS

Commission members preferred the LaGrange prototype for the Chase building proposed for Channahon.

A motion was made by Phil Loizon to adjourn at 6:56 P. M. Seconded by Karen Ciarlette.

Verbal Vote: ALL AYES

MOTION CARRIED