

CHANNAHON PLANNING AND ZONING COMMISSION

February 13, 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, Chief Building Official Dave Cavanaugh 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 January 9, 2006 meeting. Seconded by Karen Ciarlette.

CONCEPT REVIEW OF RITTER COMMERCIAL SITE PLAN; CONCEPT #2

Armour presented the Concept Review of Ritter Commercial Site Plan; Concept #2.

The applicant presented the concept plan for this site at the January 9, 2006 PZC meeting. Commissioners had comments on the building elevations and asked for revisions to the building. The applicant has revised the building elevations to incorporate the comments from the previous building.

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 tenants. 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.

Mark Ritter of Ritter Services presented the revisions that had been made at the request of the Planning and Zoning Commission at the January 9, 2006 meeting. The new rendering shows a two story façade at three locations on the building. The exterior materials will be stone, brick and hardyboard.

The Commissioners had a number of concerns:

1. June wanted to see more setbacks and jut outs.
2. Lyman was concerned that the building is not sprinklered. Three hour separation walls eliminate the need to be sprinklered.
3. Simon felt the rendering did not do the building justice.
4. Tonelli suggested a pair of dormers to improve the roofline.
5. Lyman wants more masonry than is required by code.
6. Lyman would rather see a lot covered with weeds, rather than this building.
7. Generally, the Commission was not pleased with the presentation.
8. Tonelli suggested adding trim.
9. EFIS was also suggested.
10. Ciarlette was not happy with the current roof line.
11. Several Commissioners want the building to look like Town Center.
12. Tonelli provided the Applicant with some visual sketch changes that would be acceptable to the Commission.
13. The masonry dumpster enclosure is in the back of the building.

Ritter will return next month for a Site Plan Review.

CONCEPT REVIEW – HUNTERS CROSSING WESTERN PROPERTIES

Earlier this year, Sharp Homes presented a concept plan for property west of the existing Hunter's Crossing South property. The western boundary is Ridge Road. The southern boundary is Hansel Road. Several changes have been proposed since the previous review, so it is necessary for another concept review of the most current plan.

Attached are minutes from the most recent discussion at the Planning and Zoning Commission meetings.

In the past, there had been some discussion as to whether or not Hansel Road would remain in place. This resulted in several different layouts for the site. It has since been determined that Hansel Road will remain in place. Therefore, the latest layout reflects Hansel Road in its current alignment.

The plan consists of single family lots with an average lot size of 13,724 square feet and a minimum of 11,000 square feet.

The developer is unable to attend the meeting, but is seeking input on whether the attached concept plan is acceptable to the PZC. There are still other issues to be resolved regarding park district contributions and engineering.

BEGIN ATTACHED EXHIBIT

CHANNAHON PLANNING AND ZONING COMMISSION

October 11, 2004

CONCEPT REVIEW/SHARP WESTERN PROPERTY

Armour stated that at the last meeting the Commission had a number of questions concerning this parcel. She presented a Future Transportation Network Map showing existing roadways and future roadways. Old Kerry Grove will extend westward and connect up to a reconfigured Ridge Road intersection. There will be an internal road connection from Ridge Road to Hansel Road and connecting to the Old Kerry Grove Extension. The proposal assumes part of Hansel Road will be vacated.

Armour advised that the Village has been negotiating an annexation agreement with the developer over the past year. The following items are proposed:

1. Duplexes and Townhomes – minimum size – 1200 s.f.
2. Single-Family – All 2-story homes must be a minimum size of 1650 s.f.; 33% could range from 1650 s.f. to 1900 s.f.; 67% must be greater than 1900 s.f.
3. Basements required for all units.
4. Fully sodded lots.
5. Elevations required with multiple rooflines for multi-family units.
6. Brick requirement – 60% of the front elevation (1st floor) for single family.
7. Rear elevation upgrades consisting of window grids and shutters for key lots backing to Hansel and Ridge Roads.
8. No more than 30% of the multi-family units can have more than 2 bedrooms.
9. No townhome buildings with more than 5 units.

Mike Collins, Dan Stoudt and Charles Sharp were present representing the developer.

The Planning Commission members and Staff had a number of questions and issues concerning this revised concept plan:

1. Hansel Road will not be closed until the new connector roads are in place.
2. The parcel will have 489 units.
3. There will be 209 single-family homes, 168 duplex units, and 112 townhomes.
4. Fifty-one lots will be under 12,000 sq. ft.
5. Lot 769 will be utilized as a drainage lot.

6. Lots have been enlarged with a minimum lot being 11,000 sq. ft.
7. The size of the cul-de-sac could create traffic flow issues.
8. Full basements should be required.
9. Garages should be insulated and drywalled.
10. Commissioners were concerned with the network of roads in case of an emergency.
11. Hansel Road should not be closed in order to allow adequate access from the west.
12. What will happen to Hansel Road when the Dollinger parcel comes in?
13. There are safety issues about the present Hansel Road – condition, size, width.
14. How will Hunter’s Crossing blend with the Barr property across the street?
15. The cost of improving Hansel Road will fall to the developers.
16. Commission members visited Sharp’s upgraded models.
17. Currently, Hansel Road meets county specifications.
18. Is the Commission willing to vacate Hansel Road in order gain upgraded lots and design?

The Village Administrator advised that discussions on this property began in July of 2003. The Hansel Road change is a recent development. Safety issues are a concern. President Cook welcomed the input and comments of the Commission members. Staff will continue negotiations with Sharp Homes in order to address the Commission’s concerns.

END OF ATTACHED EXHIBIT

Mike Collins represented Sharp Homes.

The Commission members wanted some issues addressed:

1. Why is Lot #789 9000 sq. ft? This is not a buildable lot.
2. There was a concern about the lot sizes. Approximately 45 lots are under 12,000 sq. ft.
3. Some larger lots should be reduced to increase the size of the smaller lots.
4. Loizon and Hiller wanted to see the lots expanded along Ridge Road.
5. The consensus is lots should not be under 12,000 sq. ft. for single-family homes.
6. R-3 lots should be a minimum of 15,000 sq. ft.
7. Sharp will be doing more custom features. All units will have full basements and finished garages.
8. Multi-family units are acceptable, but as duplexes not townhomes.

A motion was made by Karen Ciarlette to adjourn at 6:51 P. M. Seconded by Chuck Hiller.

Verbal Vote: ALL AYES

MOTION CARRIED