

CHANNAHON PLANNING AND ZONING COMMISSION

March 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, Jeff Simon, Rick Lyman and Phil Loizon. Also present were Village Administrator Jamie Bowden, President Joe Cook, 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 Cindy June to approve minutes from the February 13, 2006 meeting. Seconded by Jeff Simon.

Cavanaugh introduced Village Administrator Bowden to the Planning and Zoning Commission.

PROPOSED LAMP POSTS – PUBLIC WORKS

Cavanaugh presented the Proposed Lamp Posts – Public Works.

The Public Works Department would like the input of the Planning and Zoning Commission concerning the style of lamp posts for new residential development coming on line.

Ed Dolezal, Public Works Director and Sherry Noel, Subdivision Utilities Inspector presented their proposal.

Public Works has a significant stake in the selection of a lighting standard for the Village. After the acceptance of public improvements, we have to replace poles, fixtures, bulbs, etc. and would like to keep the incompatibility of these items to a minimum.

Currently the ordinance allows for aluminum poles with 8'-12' arms and a standard HPS (high pressure sodium) fixture. Several developments, including Copperleaf and Keating Point, are requesting the use of a decorative light pole and fixture. With standardization of a Village approved decorative streetlight(s), there will be fewer issues with maintenance in the future. Besides maintenance, there were other issues taken into consideration in our selection process. The following are some of the criteria we used: The issue of light being cast-off, or projected into the first or second story windows of the surrounding homes; Photometrics, or the area the "light circle" reaches at each location; The cost associated with installation; Durability and

reliability; Height of poles and color of poles coinciding with the street name sign installation on the pole.

Town Center has been Village Board approved with a Lumec Ancestra Series AT10. We have looked at many lighting fixtures in the surrounding communities and would like to offer one, perhaps two more choices of lighting fixtures to the developers, other than Town Center. The two alternates are also Lumec products, the Optima Series XL10 or XL20 (same as XL10 but arm mounted) and the Domus Series DMS60 or DMS50 (same as DMS60 but arm mounted). One of the reasons we have again chosen this manufacturer is that we have had no problems with the Lumec lighting on Navajo Drive. Another advantage is the safe and easy access for lamp and ballast maintenance. A third reason for our selection is that Lumec products do not go out of production, therefore, we will always be able to order parts for existing lights. An additional benefit with Lumec is their offer of free lighting design/layout to purchasers of their product, using our Village standard ordinance requirements.

Public Works requests approval for the standardization and selection of a second and possible third alternative for decorative lighting in the Village of Channahon

Dolezal and Noel are concerned with having a wide variety of decorative lights in the Village. Maintenance would be more efficient if we allowed a limited number of choices. Glare is an issue. The developer pays for the poles, but we maintain them. The foundations are concrete. Poles are 18 feet (22 feet with arms). Black is the recommended color. Lumec provides a free design service with their product.

The Commission liked the Lumec Optima and Domus series.

CONCEPT REVIEW – NORTH HANSEL ROAD ESTATES

Cavanaugh presented the Concept Review – North Hansel Road Estates.

Tricorp Development is seeking Planning and Zoning Commission comments regarding a proposed single-family development on the Feeney Parcel on Hansel Road located just west of Bell Road next to Hunter's Crossing. The proposal is for 24 single-family lots. The lots are a minimum of 12,000 square feet with a minimum lot width of 80 feet. The property is unincorporated. A proposed Annexation Agreement is being worked on.

Mr. Ramsey came before the Commission several months ago proposing duplexes for this parcel. You requested that he come back with detached single-family with minimum 12,000 sq. ft. lots.

The proposed lot width is consistent with the standard lot width for the R-1 zoning district. The minimum lot size in this district is 12,000 square feet. The comprehensive plan designates the use of this area as single-family residential.

Kirk and Chris Ramsey were present. The same street layout will be used with single-family homes. Outlot B will have the monument sign with landscaping. The Homeowners Association will be responsible for the outlot. The setback on the cul-de-sac lots is farther back.

The Commissioners were favorable impressed with the concept plan.

WHISPERING OAKS – FINAL PLAT

Cavanaugh presented Whispering Oaks – Final Plat.

RJL Investments is seeking approval of an 80.90 acre single-family residential development between Highlands Grundy Unit 8 and McKinley Oaks.

The development will consist of 162 single-family lots with a minimum square footage of 12,000 sq. ft. The entire development will be developed under R-1 Zoning District.

Access to the development will be provided through Highlands Grundy Unit 8 to the west and McKinley Oaks to the east. There will also be a connection to the Highlands on the southern portion of the development. Old Kerry Grove will connect McKinley Oaks to the Highlands and will extend to Ridge Road as properties to the west develop.

All other aspects of the Final Plat conform to Village Code in the R-1 Zoning District. Engineering has been reviewed by Frank Kalisek, Village Engineering Coordinator.

Ari Rosenthal, the developer was present. There have been no changes from the Preliminary Plat.

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

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

**VOTE: AYES: CIARLETTE, JUNE, LYMAN,
LOIZON, SIMON**

MOTION CARRIED

CONCEPT REVIEW #3 – RITTER COMMERCIAL SITE PLAN

Cavanaugh presented the Concept Review #3 – Ritter Commercial Site Plan.

The applicant presented concept plans for this site at the January 9, 2006 and February 13, 2006 PZC meetings. 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 buildings.

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.

Charles Smith of Arete 3 represented the developer.

Dormers, canopies, shingles, gooseneck lighting and EFIS have been added to give the building a more classical look.

The Commissioners were pleased with the Concept Plan. "TOWN CENTER 2006" needs to be removed from the building. Engineering and landscape plans are needed. Ritter will bring the Site Plan to the April meeting.

OTHER BUSINESS

June was concerned with perpetual care of detention and common areas in subdivisions. President Cook advised that this issue is addressed in annexation agreements through an SSA.

Cook invited the Planning and Zoning Commission to hold a joint meeting in April concerning western growth. Items to be addressed are: subdivision conservation, water quality, Aux Sable Watershed Area and more natural vegetation. These issues would be addressed in the annexation process. Cook is working on a presentation and field trip. A meeting will be planned on a Saturday in April.

A motion was made by Karen Ciarlette to adjourn at 6:36 P. M. Seconded by Cindy June.

Verbal Vote: ALL AYES

MOTION CARRIED