

CHANNAHON PLANNING AND ZONING COMMISSION

May 8, 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, Jeff Simon, Cindy June, Rick Lyman, Chuck Hiller and Phil Loizon. Also present were Village Attorney Justin Fredin, 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 April 10, 2006 meeting. Seconded by Phil Loizon.

RITTER COMMERCIAL SITE PLAN

Cavanaugh presented the Ritter Commercial Site Plan.

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

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.

Cass Wennlund, Attorney represented Ritter Services.

Cavanaugh advised that all engineering and detention issues have been addressed. Ciarlette was concerned that address numbers should be prominent and easily visible.

A motion is requested of the Planning and Zoning Commission, by the petitioner, to approve the Site Plan for Ritter Commercial.

A motion was made by Jeff Simon to approve the Site Plan for Ritter Commercial. Seconded by Cindy June.

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

RITTER COMMERCIAL PUBLIC HEARING - P.U.D. TO ALLOW 10' SETBACK

A motion was made by Cindy June to continue the Public Hearing for Ritter Commercial P.U.D. to allow a 10' setback. Seconded by Chuck Hiller.

ROLL CALL: ALL AYES MOTION CARRIED

Cavanaugh presented the Public Hearing for Ritter Commercial P.U.D. to allow a 10' setback.

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

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.

A motion was made by Chuck Hiller to close the Public Hearing for Ritter Commercial P.U.D. to allow a 10' landscape buffer. Seconded by Jeff Simon.

ROLL CALL: ALL AYES

MOTION CARRIED

A motion is requested of the Planning and Zoning Commission, by the petitioner, to recommend approval of the P.U.D. for Ritter Commercial, providing a 10' landscape buffer along the front of the property, to the Corporate Authority.

A motion was made by Phil Loizon to recommend approval of the P.U.D. for Ritter Commercial, providing a 10' landscape buffer along the front of the property, to the Corporate Authority. Seconded by Karen Ciarlette.

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

MOTION CARRIED

CONSOLIDATION FOR MACK TRUCK

Cavanaugh presented the Consolidation for Mack Truck.

Mack Truck is currently located on Lot 1, Remington Woods P.U.D. Applicant wishes to add 6300 sq. ft. to the east end of their building. This addition extends over the eastern line of Lot 1 and the western lot line of Lot 2. Mack Truck owns both lots. The Village has requested that they consolidate the lots.

Applicant is seeking approval of the Final Plat consolidating Lot 1 and Lot 2 of Remington Woods P.U.D. into one lot.

Ken Yacobozzi and Rick McCraney represented Mack Truck.

Mack Truck has been in Channahon since 1999. They would like to add a 3 bay addition to the back of the building. The same materials will be used on the addition. There have been no concerns raised by the residents at Remington Woods. Approval would be contingent on recording of the public utility easement. There will be no change in usage.

A motion is requested of the Planning and Zoning Commission, by the petitioner, to recommend approval of the Final Plat for the consolidation of Lot 1 and Lot 2 of Remington Woods P.U.D. to the Corporate Authority, contingent on the recording of the public utility easement.

A motion was made by Chuck Hiller to recommend approval of the Final Plat for the consolidation of Lot 1 and Lot 2 of Remington Woods P.U.D. to the Corporate Authority, contingent on the recording of the public utility easement. Seconded by Cindy June.

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

MOTION CARRIED

