

# CHANNAHON PLANNING AND ZONING COMMISSION

June 12, 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, Chuck Hiller and Phil Loizon. Also present were Village Attorney Justin Fredin, Chief Building Official Dave Cavanaugh, Village Administrator Jamie Bowden 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 May 8, 2006 meeting. Seconded by Chuck Hiller.

## **PUBLIC HEARING – PROPOSED TEXT AMENDMENT REGARDING SITE PLAN APPROVAL**

**Chuck Hiller made a motion to open the Public Hearing for the Proposed Text Amendment Regarding Site Plan Approval. Seconded by Jeff Simon.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

Cavanaugh presented the Proposed Text Amendment Regarding Site Plan Approval.

The Board of Trustees would like to revise the Channahon Code of Ordinance 154.24(F) as it relates to the Site Plan Review Process. The Planning and Zoning Commission would review Site Plans and make recommendations to the President and Board of Trustees to approve or disapprove the Site Plan within sixty (60) days. The Planning and Zoning Commission recommendation may include conditions and is advisory in nature. Currently, Site Plans are approved by the Planning and Zoning Commission.

There was a lengthy discussion of this agenda item and input from the members included the following items:

1. Why was the Board of Trustees requesting the change in the Site Plan Approval Process?
2. The Board of Trustees wants a more active role in the Site Plan process.
3. Why is the relationship between the Board and the Commission not more cordial?
4. Why is there a lack of communication between the Board and the Commission?

5. The issue for the Board relates to the process used to approve the Site Plan and Variance request by LFI for two drive-throughs.
6. There appears to be a disconnect between the Commission and the Board of Trustees.
7. The final Site Plan approval used to rest with the Board. About 5 years ago, the process was changed in order to streamline the process. Final approval was given to the Planning and Zoning Commission.
8. The Commission has requested several times a joint meeting with the Board of Trustees.
9. Commissioners felt that they were asked to cede too much power to the Board.
10. The Commission requested that Village Administrator Bowden ask for a joint meeting with the Board of Trustees.

**A motion was made by Chuck Hiller to close the Public Hearing for the Proposed Text Amendment Regarding Site Plan Approval. Seconded by Karen Ciarlette.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

A motion is requested of the Planning and Zoning Commission, to recommend approval of the Text Amendment amending the Code of Ordinances with respect to the Site Plan Review Process.

**A motion was made by Phil Loizon NOT to recommend approval of the Text Amendment amending the Code of Ordinances with respect to the Site Plan Review Process. Seconded by Karen Ciarlette**

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

**MOTION CARRIED**

**CONCEPT REVIEW – ANDERSON PARCEL**

Cavanaugh presented the Concept Review – Anderson Parcel.

Dave Anderson is interested in constructing a commercial building of 11,700 sq. ft. on a parcel at Frontage Road and Canal Street. The property would need to be annexed and rezoned to C-3. Presently, there is no water/sewer service available. Applicant will be making a cash contribution for road improvements. Deeper detention will be provided with reverse backflow preventer. Outside storage would be limited and fenced. The fire department will address access issues. Mechanicals will be screened

David Anderson and David Weber were present.

The Applicant would like to build a 4 unit commercial condo building at the corner of Canal Street and the Frontage Road. The building would have masonry on 3 sides and steel on the back. There is a lawn mower shop south of the property.

The Planning and Zoning Commission was favorable to the Concept Plan

## **CONCEPT REVIEW – SERENA PARCEL**

Cavanaugh presented the Concept Review – Serena Parcel.

Bello Terra Properties is proposing to construct retail buildings along Ridge Road between Saxony Drive and Bluegrass Drive. The property in question will need to be Final Platted before a Site Plan can be approved. The applicant would like to gain feedback from the PZC before moving forward with the project.

There will be four buildings on the parcel. The outlots will be 6600 sq. ft. There will be 20,400 sq. ft. of retail space in two buildings. Spaces will range from 1500 sq. ft. to 10,000 sq. ft. The driveway will have curbs and gutters and will extend behind the building. There will be employee parking behind the unit as well as enclosed dumpsters. Landscaping will be placed in the parking lot. The front of the buildings are proposed to be glass with architectural concrete.

The proposed building will be of a contemporary design. Lots of green space and a water element will be incorporated. Building mechanicals will be screened and signage will be uniform. A variety of concrete textures will be used on the walkways and open space.

The Planning and Zoning Commission was favorably impressed by the concept review presented in October of 2004.

Marty and Joe Serena were present.

The same Concept Plan was presented to the Commission in October, 2004. There will be 4 buildings with a total square footage of 33,400. There will be a road in front of the building connecting Saxony with Bluegrass. The property will be a mixed use retail center. Units will be sold as condos. The developers would like to place a fence at the back property line. There will be a community space between the buildings with pavers and a water element. Most spaces will be between 1200 and 1500 sq. ft.

The outlying buildings will be 6600 sq. ft. and will probably have single users. Individual storefronts will be limestone with steel and canvas awnings. A slide presentation was given. Colors have not been determined yet. Several Commissioners were concerned with the amount of glass to be used on the storefronts. Simon stated that we need to do more to help developers. We need to be more flexible in our approach when new projects are proposed in order to generate new tax dollars. Members would like to see more masonry and less glass at the storefronts.

The Planning and Zoning Commission was favorable to the Concept Plan.

## **FIRST BAPTIST CHURCH SITE PLAN**

Cavanaugh presented the Site Plan for the First Baptist Church.

The First Baptist Church is seeking site plan approval for the entire 25.85 acre site. On April 11, 2005, the site plan was approved by the Planning and Zoning Commission for softball diamonds and backstops. They are now ready to develop the rest of the site. Phase 1 and 2 is the Worship Center and the Pavilion for the softball fields.

Staff has reviewed parking, landscaping and engineering. There are some minor engineering issues.

The Church has recorded deeds that give control over Konjevich Road and their main entrance from Route 6. The Dove Street entrance is to be secondary and for emergency uses.

Attorney Claire Wilson, Pastor Randy Blan and Jamie Bradley were present.

The Church has plans to build a 67,000 sq. ft. facility which will include a sanctuary, offices, classrooms and a gym in two phases. Also included are playing fields and a pavilion. Currently, 82% of Konjevich Road is owned by the Church. Access for neighboring homeowners will not be impeded. Water service will come from the Alter Parcel or across Route 6. The buildings will be sprinklered with ready access to a fire hydrant. Building materials will be brick veneer, EFIS and metal roofing. The gym will be pre-engineered steel.

Lorraine Allen, a neighboring homeowner, was present and had a number of concerns including: screening, noise, lights, safety and preservation of her 66 foot access easement. Wilson stated that Allen's access rights cannot be impeded by the Church. These issues need to be resolved before the Planning Commission can approve the Site Plan.

The Planning and Zoning Commission want the following items resolved before their next meeting:

1. Ms. Allen's easement must be shown on the Site Plan.
2. A Title Policy for Konjevich Road must be provided.
3. Screening and berming issues need to be resolved.
4. Lighting issues need to be addressed.

A Special Meeting is tentatively planned for June 26, 2006 at 5:30 P.M.

**A motion was made Chuck Hiller to table the First Baptist Church Site Plan. Seconded by Karen Ciarlette.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

**A motion was made by Karen Ciarlette to adjourn at 8:06 P.M. Seconded by Phil Loizon.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**