

## CHANNAHON PLANNING AND ZONING COMMISSION

**SEPTEMBER 11, 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, Rick Lyman, Cindy June, Jeff Simon, Phil Loizon and Chuck Hiller. Also present were Director of Community Development Mike McMahon, 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 August 14, 2006 meeting. Seconded by Cindy June.

### **PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR A PUD AND REZONING FOR HIGHLAND RIDGE**

**Chuck Hiller made a motion to open the Public Hearing for a Special Use Permit for a PUD and Rezoning for Highland Ridge. Seconded by Cindy June.**

### **ROLL CALL; ALL AYES**

### **MOTION CARRIED**

Mr. McMahon presented the Public Hearing for a Special Use Permit for a PUD and Rezoning for Highland Ridge.

George Barr is proposing to develop 60 acres along Hansel Road west and north of the Wedgwood Highlands subdivision in unincorporated Grundy County. The proposed development will be a Planned Unit Development consisting of a mix of 53 single-family lots and 156 multi-family townhome units on 39 lots.

On January 10, 2005, the Planning and Zoning Commission reviewed the concept plan. The minutes of that meeting indicate that only a proposal to vacate Hansel Road was an issue. Since then, the Village has decided to retain and improve Hansel Road. The developer has agreed to contribute to the upgrade of the roadway. An annexation agreement that outlines this, and other development issues, is currently being negotiated.

On January 17, 2005, the Village Board reviewed the concept plan. The minutes of that meeting indicate no issues with the plan to include the multi-family townhome concept.

The Preliminary Plat and engineering are currently under review. The applicant has requested the Village move forward with the public hearing for the Special Use Permit for the Planned Unit Development and the Rezoning. The applicant is requesting the property be rezoned from R-1 Single Family Residential to R-1 Single Family Residential and R-3 Multi-Family residential Planned Unit Development.

George Barr represented Highland Ridge. This project was started four years ago, but there were several outstanding issues including building a lift station and Nicor easements. These items have been resolved and the developer would like to move forward with developing this 60 acre parcel. Highland Ridge will contain single-family homes and 156 multi-family units. Previously, the Commission was favorably impressed by the Concept Review.

There was input and concern by Commission members and local residents about the impact of this project including: should more multi-family product be built?, additional traffic on Hansel Road, burden on the schools and falling property values.

Chairman Clark read into the record a letter from Wayne and Diane Chesson, neighboring landowners, who support the project.

**Chuck Hiller made a motion to close the Public Hearing for a Special Use Permit for a PUD and Rezoning for Highland Ridge. Seconded by Karen Ciarlette.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

**PUBLIC HEARING – ANDERSON COMMERCIAL REZONING**

**A motion was made by Rick Lyman to open the Public Hearing Anderson Commercial Rezoning. Seconded by Phil Loizon.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

Mr. McMahon presented the Public Hearing Anderson Commercial Rezoning.

D and A Management are proposing to construct an 11,700 sq. ft. commercial building on a parcel in unincorporated Will County located at Frontage Road and Canal Street. The applicant has petitioned to be annexed into the Village. Upon annexation, the property will automatically be zoned R-1 Single Family. The property would then need to be rezoned to C-3 General Business District. This action requires a public hearing by the Planning and Zoning Commission.

The Village and the applicant are currently negotiating the annexation agreement. The site plan and engineering are under review.

On June 12, 2006, the Planning and Zoning Commission reviewed the concept plan and gave favorable comments.

On June 19, 2006, the Village Board reviewed the concept plan and also was favorable of the development.

Presently, there is no water/sewer service available and the development will be on well and septic. The applicant will be making a cash contribution for road improvements to Canal Street. Outside storage would be limited and fenced with all mechanicals being screened.

Dave Anderson and Attorney Dan Soffcheck were present.

Applicant would like to have the property rezoned from R-1 to C-3 once the annexation is completed. The building will contain four units with glass storefronts. Tenants will probably be small contractors' shops. The annexation agreement will stipulate no outside storage. There are no plans at this time for improvement to the Frontage Road.

There were a number of non-resident property owners who objected to the project. Issues of concern were child safety, traffic and noise in their residential area. The Applicant has requested to be annexed into the Village.

**A motion was made by Chuck Hiller to close the Public Hearing on the Rezoning of the David Anderson Parcel. Seconded by Karen Ciarlette.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

### **NEW HIGH SCHOOL SITE PLAN**

Mr. McMahon presented the New High School Site Plan.

Minooka Community High School District #111 is in the process of constructing a second high school campus in Channahon.

The 67 acres site is located on the south side of Route 6 directly west of the Hunters Crossing Subdivision. It is currently zoned R-1 Single Family and is currently vacant.

The main building will be 283,145 square feet in size, 3 stories in height, with 78 standard classrooms, specialty classrooms and physical education instructional space for a total of 88 teaching stations. It will have a capacity of 2,000+ students with 370 parking spaces. The total cost of the project is \$54.4 Million. Construction is expected to last two years. It is planned to open in the fall of 2008.

Staff has determined the current zoning of R-1 Single Family is consistent with the desired use. The main building's exterior material will be brick. The Site Plan, landscape plan and architectural elevations are consistent with Village Code.

Engineering plans have been submitted and are under review. A Site Development Permit has been issued for mass grading and drainage only.

Jan Taniguchi, Architect for STR Partners and Superintendent David Middleton were present.

Earthwork has begun on the new high school site. The parcel is approximately 57 acres. Completion of Phase 1 is planned for 2008. There will be 423 parking spaces in the first phase. The building project is under the supervision of the State Board of Education.

**Karen Ciarlette made a motion to recommend approval of the Site Plan for the New High School to the Corporate Authority. Seconded by Phil Loizon.**

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

**CONCEPT REVIEW – WHISPERING OAKS TOWNHOMES**

Mr. McMahon presented Concept Review – Whispering Oaks Townhomes.

On March 20, 2006, the Village Board approved the Final Plat of the Whispering Oaks Subdivision. The development was approved under R-1 single family zoning with 162 single family lots.

On August 17, 2006, Ari Rosenthal, Tom Scofield and Patrick Lancaster met with Village staff to discuss developing 16 of the platted single-family lots into townhomes. The lots are located at the north end of the subdivision adjacent to a ComEd easement. Mr. Rosenthal stated these lots are not selling and contributes this to their proximity to the existing power lines. In order to make the lots more attractive, the developers are requesting a multi family use. This request will require rezoning and an amendment to the original annexation agreement.

If approved by the Village, the new Whispering Oaks Subdivision will consist of 153 single family lots and 35 multi family units. The townhomes are to be priced between \$270,000 and \$300,000.

Staff reviewed the concept plan and feel it is consistent with the townhomes located to the west in the Highland Ridge Subdivision.

Tom Scofield of Royal Assets and Pat Lancaster of Maak Homes arrived late.

The Applicants want to rezone 16 single-family lots in Whispering Oaks into 9 multi-family lots containing 35 units. The market has softened and the developer feels that multi-family product will sell better. These lots are located along the powerlines. The units will be approximately 2000 sq. ft.

There was extended discussion concerning the rezoning of these lots. The Commissioners were sharply divided on the rezoning requested. Should more multi-family product be allowed in the Village? Chuck Hiller and Jeff Simon opposed the request. Phil Loizon, Karen Ciarlette, Curt Clark and Cindy June favored the request. Rick Lyman was undecided.

## **CONCEPT PLAN – DOKA USA LTD.**

Mr. McMahon presented the Concept Plan – Doka USA Ltd.

Doka USA Ltd., a \$70 million national company is under contract to purchase Lot 6 in the Remington Woods PUD (21 acres) to relocate its Midwestern offices and operations. Doka sells and rents concrete forming solutions to contractors for use on jobsites. The proposed facility would employ approximately 40 with plans to increase to 75 employees by 2010. The majority of these positions will have an above average hourly pay rate of \$25.00 per hour.

Customers either pick-up the forming equipment at Doka's facility or the company can deliver. The average truck traffic per days is estimated to be 5.

Doka proposes to construct an 8,000 to 10,000 square foot one story office building and a 40,000 square foot warehouse and showroom. There will also be considerable outside storage to store the concrete forming equipment. A rainwater runoff collection system will be utilized. The majority of all cleaning, maintenance and fabrication will be done inside the warehouse. A combination of landscaping and screening will be utilized for the outside storage equipment area. Doka's proposing to construct a landscape berm along its eastern property line with Remington Woods.

Staff has determined the current zoning of C-3 General Business District is consistent with the desired use. The concept plan, landscape plan and architectural elevations are consistent with Village Code.

Staff is currently reviewing the site plan and engineering.

Jason Weisbrock of Spaceco Engineers represented the Applicant.

Doka USA Ltd. wants to build a facility on Lot 21 of the Remington Woods Subdivision. The property is currently zoned C-3. The office building will have an all glass front with metal on the sides. Rod Tonelli stated that there will be extensive berming and landscaping on the side and the front of the property. This will soften the appearance of the property for Remington Woods homeowners as well as the Frontage Road. Office hours will be 7:00 A.M. to 3:30 P.M. and all fabrication will be done inside the buildings. Water/sewer service will be available. Sales tax will be generated.

The Commissioners were favorably impressed.

## **OTHER BUSINESS**

Mr. McMahon stated there would be a joint meeting of the Planning and Zoning Commission and the Village Board of Trustees on Saturday, September 23, 2006 at the Heritage Bluffs Golf Course. The meeting will begin at 9:00 A.M.

Karen Ciarlette asked about the cars for sale being parked at the old Village Hall. Staff is aware and is working on the problem.

**A motion was made by Karen Ciarlette to adjourn at 7:35 P. M. Seconded by Phil Loizon.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**