

CHANNAHON PLANNING AND ZONING COMMISSION

February 12, 2007

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, Chuck Hiller and Phil Loizon. Also present were Director of Community Development Mike McMahon, Village Attorney Justin Fredin, Village Planner Jake Melrose and Community Development Assistant Lydia Ledesma.

It was declared a quorum was present.

APPROVAL OF MINUTES

On page five of Other Business, the strip mall that didn't have street lights was the Sharp commercial development not Southern Crossings. Correction will be made.

A motion was made to approve minutes with the corrections noted. A motion was made by Chuck Hiller to approve minutes from January 8, 2007 meeting. Seconded by Jeff Simon.

ROLL CALL: ALL AYES

MOTION CARRIED

WHISPERING OAKS SUBDIVISION FINAL PLAT APPROVAL

Jake Melrose presented Whispering Oaks Subdivision Final Plat Approval.

Royal Assets is seeking final plat approval for the resubdivision of Lots 1 through 14 of Whispering Oaks Subdivision.

On December 11, 2006, the Planning and Zoning Commission (PZC) held a Public Hearing on the rezoning of 16 single family lots to 9 multi-family lots. Both the public and PZC had concerns with increasing the density and the location of one of the buildings in relation to a near by single family neighborhood. After the Commission meeting, the applicant removed the building in question and lowered the number of units from 34 to 29 to address the concerns.

On January 8, 2007, the PZC recommended approval of the preliminary plat, as well as the rezoning of the subject property from R-1 to R-3.

On January 15, 2007, the Village Board approved the preliminary plat and the rezoning request.

Chairman Clark asked whether there are any changes at all from that preliminary plat that was approved months ago. Mr. Melrose stated there have been no changes.

Mr. Mc Mahon commented on the homeowners who came to the public hearing on Ivy Lane have concerns about the wetlands serving as drainage behind their homes. He intends to visit the neighborhood when the weather breaks.

Phil Loizon made a motion to approve the resubdivision of Whispering Oaks. Seconded by Cindy June.

ROLL CALL: ALL AYES

MOTION CARRIED

NORTH HANSEL ESTATES FINAL PLAT APPROVAL

Mike McMahon presented North Hansel Estates Final Plat Approval.

Conley Investment Properties Ltd. is proposing to develop 10.9 acres along Hansel Road in the Village of Channahon. The proposed development will be a residential subdivision consisting of a mix of 24 single-family lots.

On April 10, 2006, the Planning and Zoning Commission approved the Preliminary Plat.

On May 16, 2006, the Village Board approved an Annexation Agreement and Preliminary Plat.

The Annexation Agreement outlines the following:

- The developer will contribute \$50,503 for Hansel Road improvements.
- Design standards, covenants and school/park contributions are included.
- The roadways will be built by the developer and dedicated to the Village.
- The establishment of a homeowners association and silent "SSA."
- The developer will pay a Village Impact Fee of \$2,500 per single-family unit.

The engineering plans have not yet been finalized at this time as there are a few drainage issues needed to be worked out. The Final Plat is ready to go to the Board, however we will not take it engineering is approved.

Chuck Hiller questions why we are going with the "SSA." Mr. McMahon responds that this is a silent "SSA" which we began putting into the annexation agreements. If the Home Owners Association fails to maintain the storm water ponds, the village can enact the "SSA" and impose 10¢ per \$1,000 value and the village can make those improvements.

Commissioner Hiller questioned the validity of the SSA with mention to Lakewood Homes in Minooka. It was confirmed, this was not what the Village was doing.

Kirk Ramsey indicated this gives the Village the ability through taxation to recover the money to take care of the ponds and other improvements.

Mr. McMahon clarified this does not act as a replacement of the HOA.

Cindy June questioned the legal mechanism, how do you actually trigger that to come to pass.

Mr. McMahon stated we will establish them through Ordinance when the subdivisions are still in single ownership. It would have to be done before any lots are occupied. It would be disclosed that there is a silent SSA at closing.

Commissioner June commented we are waiting on improvements for the storm sewers; is that on these lots that are in the back that go into the pond?

Mr. McMahon stated that we are making sure the storm pond for the development is engineered correctly. The area where the storm pond is located is the lowest spot. The Village has received complaints from residents in Hunters Crossing about this area. This new pond is not designed to alleviate their problem; however, it should remove some of the storm water from their backyard.

In response to Commissioner June's concern regarding the existing buildings, they will be possibly used as a practice burn by the Fire Department.

Chuck Hiller made a motion to approve the Final Plat of North Hansel Estates at Hansel and Bell Road. Seconded by Jeff Simon.

ROLL CALL: AYES: KAREN CIARLETTE, CHUCK HILLER, CINDY JUNE, PHIL LOIZON, JEFF SIMON

ABSTAINED: RICK LYMAN

MOTION CARRIED

OTHER BUSINESS:

Mr. McMahon commented on follow-up from the last meeting concerning Citgo. We've been unable to find anything in the minutes regarding overnight parking. Commissioners expressed concern over the possible verbal agreement at past PZC meetings. Commissioners requested staff go through past meeting tapes to find the verbal agreement regarding overnight parking

Commissioner Loizon commented on progress regarding shipping containers in the Channahon Industrial Park. Mr. McMahon responded that the containers in the CIP are still being looked into. We do not have a clear understanding why this was not taken care of two years ago when previous complaints were made.

Reference was also made to containers along the Frontage Rd. Mr. McMahon stated that Terry Morphew has been informed that the containers could not be stacked for any purpose whatsoever. A letter was sent to Terry Morphew outlining the Ordinance and asking him to have the company remove the containers. Code Enforcement will begin enforcement.

A motion was made by Rick Lyman to adjourn at 6:29 P.M. Seconded by Karen Ciarlette

ROLL CALL: AYES

MOTION CARRIED