

**CHANNAHON PLANNING AND ZONING COMMISSION  
AND  
VILLAGE BOARD OF TRUSTEES  
JOINT MEETING**

**April 28, 2007**

Village President Joe Cook called the Board of Trustees meeting to order at 9:05 a.m.

Members present were Scott McMillin, Sam Greco, and Debbie Militello.

A quorum was declared present.

Chairman Curt Clark called the Planning and Zoning Commission meeting to order at 9:07 a.m.

Members present were Karen Ciarlette, Chuck Hiller, and Phil Loizon.

A quorum was declared present.

Also present were the Village Administrator Jamie Bowden, Director of Community Development Mike McMahon, Director of Public Works Ed Dolezal, Director of Finance Bob Guess, and Village Planner Jake Melrose.

President Cook thanked the Commissioners and Trustees for their attendance and stated the objectives of the meeting were to provide a clearer understanding of future and current developments in Channahon and to gather opinions and ideas for amendments to the Village's Comprehensive Plan.

Mr. McMahon began by discussing the tour route and each stop. He stated comments received will be used to make a Comprehensive Plan update this summer.

**TOWNCENTER**

Mr. McMahon stated that Phase 1 of Town Center construction has already commenced with homes expected to be built by Fall. Commissioner Hiller mentioned a Code Enforcement issue near his subdivision. Mr. McMahon replied that this matter has been brought up to the developer and is being handled.

President Cook stated that there is a commercial group looking at Town Center.

**MATERIAL SERVICES**

Material Services property was annexed into the Village over 15 years ago and is currently owned by General Dynamics. Surveys are being prepared and an appraiser has been inquiring data on behalf of an interested party. There is over 340 acres adjacent to the Bluff Golf Course available for development.

President Cook stated his vision of this property includes some open space preservation, a Riverwalk along Canal/Front St, and expanding the golf course 9 more holes would be desirable.

### **HARVEY LEWIS AND BEITH PROPERTIES**

The Harvey Lewis and Beith properties combine for over 300 acres of Industrial or Commercial area. There are parties interested in both properties for distribution centers and possible big box retail.

Commissioner Hiller stated that there is a need to push truck traffic towards Bluff Rd. to lessen the burden on Route 6 and the I-55 Interchange.

President Cook was in agreement that the Village does need to keep as much truck traffic off of Route 6 as possible to lessen the wear of the road and interchange.

Mr. Bowden stated that the development of these properties is essential to the rerouting of the Frontage Rd. The Village will also need the funding towards the expansion of Route 6.

Commissioner Loizon asked what has been done about the CITGO overnight truck parking. After investigation by the Village staff and the Police Department, staff found that truckers have been paying a monthly fee with stickers issued to put up on the windshields. A truck terminal is not permitted in the C-3 zoning district and was not agreed upon during the site plan process. Code Enforcement issued a letter to cease all overnight trucking parking.

### **ANDERSON/McVICKERS**

The property is currently under contract. A developer is looking to provide a commercial shopping center. The Frontage Rd. will be rerouted through the commercial area.

### **DOKA AND REMINGTON WOODS**

The Doka project is currently under construction and Remington Woods is near completion; however, the sidewalks and walking areas have not been installed. The Village has received complaints about handicap accessibility.

### **HAMMEL PROPERTY**

The north half of the Hammel property is under contract by Don Kinsella. He is proposing three restaurants, two gas stations and two hotels.

### **RIVERSIDE INDUSTRIAL**

The Riverside Industrial Park has become a center location for truck terminals and transportation networking. This is putting greater wear on the NW Frontage Road.

## **ALTER AND HAMMAN**

Alter has submitted plans to IDOT and appears to be moving forward with the warehouse distribution center previously proposed. A meeting with Village staff has been schedule with Alter group.

Mr. Cook stated that the commissioners and trustees will need to take a look at the Comprehensive Plan and evaluate whether an amendment to the Alter land use is necessary.

Mr. Bowden stated that although the traffic would increase by such a proposed use, the alternative could be a gravel pit through the county or residential.

## **OLD KERRY GROVE**

Whispering Oaks is currently under construction and three houses are near completion. There have been notable drainage issues in the area. A resident at the corner of McKinley Oaks Rd. and Old Kerry Grove is wanting to subdivide his property.

## **RIDGE RD AND ROUTE 6 COMMERCIAL**

McDonalds Restaurant, Starbucks, and a Great Clips are all proposed to be opening after summer at the intersection. There is current interest from Aldi in the Keating Pointe Commercial area. The Ridge Rd. and Route 6 intersection signalization is currently underway and is awaiting IDOT approval for a permit before it is completed.

## **DOLLINGER PROPERTY**

The Dollingers currently do not wish to subdivide their property. If circumstances change, they plan to divide out estate size lots.

## **WESTSIDE INDUSTRIAL AREA**

Land of Lakes is looking at building a business industrial park after acquiring the land from the Five Star Group. Water and sewer are the biggest obstacles at this point.

The group boarded the bus and went on a tour of the Village. Discussions follow on each tour step.

**Upon returning to the Village Hall, Joe Cook asked for a motion to adjourn the meeting at 11:10 A.M. Curt Clark asked for a motion to adjourn the meeting at 11:10 A.M.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**