

CHANNAHON PLANNING AND ZONING COMMISSION

June 11, 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, Chuck Hiller, Cindy June, Phil Loizon and Jeff Simon. Also present were Village Administrator Jaimie Bowden, Director of Community Development Mike McMahon, Village Planner Jake Melrose and Community Development Assistant Lydia Ledesma.

A quorum was declared present.

APPROVAL OF MINUTES

Chuck Hiller made a motion to approve the minutes from the May 14, 2007 meeting. Seconded by Karen Ciarlette.

ROLL CALL: ALL AYES

MOTION CARRIED

OLD AND NEW BUSINESS

Chairman Clark opened the meeting with a discussion regarding lot sizes and townhomes.

The questions were raised, "What is the Village looking to accept as a trade off for the required 12,000 sq ft?" and "Does the Village want or need anymore townhomes, and do they have a place in Channahon?"

Commissioner Ciarlette referenced the Comprehensive Land Use Plan stating the Village was steering toward single family.

Commissioner June clarified that when a town home is bought or sold it is legally described as single-family attached residential. Although they are described single-family attached, Mr. McMahon explained that the zoning lists them as multi-family.

The population of townhome purchasers was discussed. The majority of the population will include empty nesters, individuals looking for starter homes, and those looking for a maintenance free home.

Some Commissioners had concerns over the vacant townhomes being used as rental properties or being sold as Section 8 housing. Commissioner Loizon stated that with the price most of the

townhomes are being sold for, a rental property would be impractical to gain any sort of real return on it.

The issue of Section 8 was discussed; including that generally there is no language in the covenants or town home developments keeping owners from renting out the townhomes. It is an exception rather than the rule that the covenants or restrictions would not allow the renting of a property.

Mr. McMahon commented that it is unlikely a town home development would be converted to Section 8 housing.

Mr. Bowden stated it's what the Village considers a reasonable amount of multi-family and where they should be located. Townhomes are usually places between single family and commercial zone being used as a zoning buffer or transitional area.

Commissioner Loizon commented on the townhomes that Maak Homes are building in Whispering Oaks. The location of these townhomes along the power lines was perfect and the product was above average.

Commissioner June asked the Commission to explore other options of affordable housing, such as a waiver of the lot size requirement to develop cluster housing much like the Town Center. The cluster housing would provide the area with a different look and alternative to medium density housing, giving the developer the higher density, while also providing the Village with single-family housing that will be more affordable than the average single-family home. The cluster housing also provides more open space for parks and landscape areas.

Mr. Bowden explained that the Village couldn't go zero tolerance toward townhomes because there is a market for it for those who prefer a no maintenance residence. He also stated that there are no state laws or restrictions to not allow the Village from prohibiting or providing townhomes. The only state laws that the Village has to follow are a moderate-low income threshold, which is met with the old housing stock.

A majority of the Commissioners felt that the location of townhomes should be used as buffers or placed along areas such as high wires or ravines.

Commissioner Loizon commented that another entire development of town homes such as what we have at Ridge and Rt 6. is not acceptable. Staff commented that the Peninsula will coming in for Final Plat approval, which is all town homes with commercial in front. It was approved originally as part of the whole Ravine Woods concept.

Commissioner Loizon questioned why the Village continually approves lot sizes under 12,000 square feet, yet we set that standard in place.

Mr. McMahon commented that these requirements are set as a guideline. This guideline can be varied by the use of the P.U.D or variance in order to negotiate for some amenity offered by the developer.

Chairman Clark explained that the 12,000 sq ft lot requirement dates back to when the village had no water or sewer and in order to accommodate a septic field, they needed the 12,000 sq ft lot.

Mr. McMahon commented that the Village will be updating the Comprehensive Plan and will hire an outside consultant to objectively research where the Village is with its goals and objectives of development.

Commissioner June feels the board needs to think outside the box toward the different situations and different needs and the only choices are not townhouses and huge single family residential, there are other choices.

Commissioner Hiller commented that the Mantia/Alter property will not be a good place for the proposed warehouse distribution. The proximity to the residential neighborhoods and the immense amount of truck traffic is a big concern. Commissioner Loizon agreed that this is going to be a huge decision. Members expressed concern regarding the problems Minooka has and not wanting the same problem to happen here in Channahon.

Commissioner Simon also had reservations about this area and questioned as to the location of the big box and if there was another piece of property for this project.

Mr. McMahon explained it's not the Village that is pushing this project forward. Alter has a contract on this piece of property and is trying to develop it the way they see fit. The Village is proceeding by negotiating for certain improvements.

Other development ideas were discussed instead of the big boxes, (i.e. commercial, residential).

Questions regarding Will County approving the Alter Group if not annexed and approved by the Village were addressed.

Commissioner June shared that Will County is not interested in the business of developing any subdivision, industrial, commercial or residential.

A question was asked what the zoning would be if the Alter Group's plan was annexed. The technical zoning for the Alter property would be I-1 Limited Industrial. Some of the Commissioners believed that smaller industrial uses similar to Channahon Industrial Farm would be more acceptable. There have also been issues with CIP, and Commissioners agreed that there will always be some form of complaints with this type of development. The 150 foot buffer for the pipeline might make the plan less intrusive for the residents in Fairhaven and the people at the church.

Mr. McMahon relayed that The First Baptist Church is working with the Alter Group and appears okay with the project.

Commissioner Hiller felt that the only real problem would be the traffic it would create in town.

Mr. Gary Davidson commented that the Board had spoken regarding this, and the opinion with the Trustees is split. His opinion is the South East Frontage Road in the open property lends itself much better to the big box industrial warehousing than buttressing it up against what is generally residential in that area. One of the practices of zoning is to create buffers between residential areas and intensive uses such as Alter.

Trustee Davison stated he would like support to eliminate the Transfer Tax to Channahon residents purchasing homes to re-locate within the Village.

Members of the PZC seemed to be in favor of this suggestion.

Commissioner Loizon questioned if we know what is going on with I-55 and Rt. 6. Rumors are that on the northwest corner that this was possibly going to be hotels, or high end hotel and some restaurants.

Mr. McMahan shared we are presently negotiating with the developer, for a development of 8 lots to include hotels, fast foods, gas stations and restaurants. Part of the negotiating includes realigning the frontage road and putting a light in for traffic.

Commissioner Simon noted that the Route 6 widening was to allow more traffic on it, whether it be cars or truck traffic.

Mr. McMahan commented that on the other side McVickers development is still looking at the Anderson Farm, 119 acres. They are looking at commercial retail, big boxes, WalMart, Target, Menards type boxes.

Mr. McMahan stated the Harvey-Lewis Property is under contract with The Krausz Company out of California. They are contemplating a mix of some type of commercial, probably a very specific end use, like an outlet mall or car outlet mall on the front and warehousing in the back.

Discussion regarding a mall going in around I-80 and I-55. Other developers have announced this and it is going in at the north east corner behind the Joliet Junior College. It's been described as an Oak Brook type high end commercial retail mall. It would be in Joliet but is within the Channahon High School District. It would be like a larger model of our town center.

Jeff Simon made a motion to adjourn the meeting at 7:00 P.M. Seconded by Cindy June.

ROLL CALL: ALL AYES

MOTION CARRIED