

## CHANNAHON PLANNING AND ZONING COMMISSION

September 24, 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, Rick Lyman Phil Loizon and Jeff Simon. Also present were Director of Community Development Mike McMahan, Village Attorney Justin Fredin, and Village Planner Jake Melrose.

It was declared a quorum was present.

### **PUBLIC HEARING – PENINSULA DEVELOPMENT P.U.D. SPECIAL USE PERMIT, SITE PLAN, FINAL PLAT**

**Karen Ciarlette made a motion to open the Public Hearing. Seconded by Cindy June.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

Individuals wishing to give testimony were sworn in.

Mr. Melrose presented the Peninsula Development.

The applicant, Paul Kovacevich, is proposing a mixed-use development on a 13 acre parcel located in Ravine Woods between McKinley Woods Road and Bell Road. Mr. Kovacevich is requesting a Special Use Permit for a Planned Unit Development and to rezone the property to R-3 Multi-Family District and C-3 General Business District under the P.U.D.

In 2003, an Annexation Agreement was executed by the Village and Barr-Vav Channahon, LLC. This agreement approved a concept plan and preliminary plat that set the basic framework for this development. Originally, the preliminary plat illustrated the entire site being developed with 84 townhomes and no commercial lots; however, the Annexation Agreement allows the development to be rezoned to permit a “Future P.U.D.” area.

Mr. Kovacevich plans to develop the Peninsula property into forty-eight (48) townhomes and three (3) commercial lots. The townhomes will be situated on a cul-de-sac and one private drive to the east. There is a small private drive offshoot at the north end of the cul-de-sac that will feed 4 homes. A 12’ long landscaping area has been provided between driveways and 18 x 10 landscaping area in the townhomes’ center. A monument sign is proposed at the west corner of Peninsula Dr and Route 6 and is adequately landscaped. The detention area is behind buildings “H” and “J.” A detention basin landscape plan is still pending.

The townhomes will be constructed with masonry front elevations (including garage gable ends) and 24" masonry return at the front corners. The balance of exterior will be fiber-cement board lap siding. Roof shingles will be of architectural type and the windows will be Andersen or equivalent. Colors have not yet been chosen. The units will range between 1,835 to 2,735 square feet.

The first commercial building will be 8,436 square feet housing a day care facility. The remaining two commercial buildings will each contain 2 units at 1,685 square feet and 2 other units at 1,714 square feet, with an approximate total of 6,798 square feet. The exterior of the buildings will be similar to the townhome exteriors for cohesion between the two developments. The garbage enclosure will be constructed of the same brick as the commercial buildings on three (3) sides and the access gate will be constructed of wood with a galvanized steel frame.

The commercial lots currently have one ingress/egress to Peninsula Drive. A second is proposed to the east and will be connected to a right-in right-out drive when the neighboring site develops. The commercial monument sign will be located near Route 6 in front of Buildings "N" and "O." Landscaping has been provided around the sign and as well as the garbage enclosure for additional screening. The commercial buildings have landscaping around their entirety with the appropriate amount of street trees. A photometric plan has been reviewed and approved by staff.

Final Engineering has not been approved.

The Commission and Village Board shared similar concerns from concept review in December of 06'. The major concerns of both were the one form of ingress/egress for the residential and commercial properties and the architectural elevation design of the townhomes.

Mr. Kenneth Carlson, representative of the Peninsula Development, was present.

Commissioner June expressed concern over the one form of ingress/egress for the subdivision and currently the commercial properties. The traffic has no other outlet but the Peninsula Dr. without a signal. Chairman Clark expressed similar concerns.

Mr. McMahon stated the Village will be looking for a cross access to the neighboring commercial property to move traffic to allow traffic to get to the McKinley Woods light.

Mark Kucek, 24519 W. Lookout Point Ct., stated his concerns regarding the added traffic to the already busy Route 6 and whether this development will coincide with any installation of stoplights.

Mr. McMahon stated that the Village has recognized the issue and concern for the stoplights, specifically at Bell Rd. and McKinley Woods Rd. The Village has already contracted a private consultant to draft a warrant study for both intersections to submit this to IDOT.

Mr. Carlson stated that it is the developer's intention to begin building the day care center and the infrastructure this year.

John Romeo, 26000 W. Timber Ridge Dr., expressed his concern on whether this development would depreciate the value of the surrounding properties and if renting these townhomes would be an option.

Mr. McMahon stated that although there is always a possibility, he could not foresee any harm or depreciation to the value of the surrounding homes, as these townhomes will be in the upper 200,000's/low 300,000's in cost.

Commissioner Loizon also stated that townhomes of this nature are very unlikely to be rentals due to the high cost.

Theresa Gleeson, 26061 Timber Ridge Dr., stated that their properties were much lower than that of the adjacent property to the east of the Peninsula and was wondering where the access drive would be.

Mr. McMahon stated there is no access drive across this property proposed and any drives on this property will be implemented when it develops.

Commissioner Loizon stated that there may be vacant commercial buildings on Route 6 but they are accumulating tax dollars.

Diane Marschke, 26101 W. Timber Ridge Dr., had the same concerns as Ms. Gleeson. She also voiced concern over the amount of vacant commercial buildings along Route 6.

Mr. Carlson addressed the traffic issue stating that the townhomes will not be built until later into next year and the developer does not want to build out the retail unless some end users are under contract or near signing.

Dennis Winchester, 26547 W. Highland Dr., had the same concerns as others regarding the traffic to the area.

Commissioner Simon agreed that the traffic is dense on Route 6, but at some point there will be streets intersecting Route 6 that will be without signals. All the intersections of Route 6 cannot be signalized.

Mr. Carlson addressed other questions from the Commissioners concerning the façade of the commercial buildings and townhomes, as well as landscape screening and the P.U.D.

**Karen Ciarlette made a motion to close the public hearing. Seconded by Chuck Hiller.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

**Karen Ciarlette made a motion to recommend approval of the Planned Unit Development Special Use Permit for the Peninsula Development, in accordance with the reviewed plans, conditioned on Final Engineering approval. Seconded by Jeff Simon.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

**Phil Loizon made a motion to recommend approval of the Peninsula Final Plat, Planned Unit Development, in accordance with the reviewed plans, conditioned on Final Engineering approval. Seconded by Karen Ciarlette.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

**Cindy June made a motion to recommend approval of the Peninsula Site Plan, in accordance with the reviewed plans, conditioned on Final Engineering approval. Seconded by Jeff Simon.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

**Karen Ciarlette made a motion to adjourn the meeting at 7:00 p.m. Seconded by Phil Loizon.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**