

CHANNAHON PLANNING AND ZONING COMMISSION

January 8, 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, and Village Planner Jake Melrose.

It was declared a quorum was present.

APPROVAL OF MINUTES

A motion was made by Cindy June to approve minutes from the December 11, 2006 meeting. Seconded by Karen Ciarlette.

ROLL CALL: ALL AYES

MOTION CARRIED

McDONALDS RESTAURANT CONCEPT PLAN

Mr. McMahon presented the Concept Plan for McDonald's Restaurant.

McDonald's Restaurant is proposing to build a 3,856 square foot eatery and drive-thru at the property of Route 6 and Yellow Pine Drive. It is approximately a 1.6 acre site that is zoned C-3 commercial. The proposed use is permitted in this zoning district by ordinance.

The applicant first submitted a concept plan to staff on November 16, 2006. As seen on the first concept elevations, EFIS material was used for the front elevation and non-drive thru side, accompanied by brick on all four sides. Staff suggestions from this meeting included the following:

- EFIS material be replaced by a masonry material
- Provide parking for oversize trucks
- Vertical variation changes to the building

The current concept plan submitted to the Village staff on December 21, 2006 shows the applicant complied with the suggestions by adding stone to replace the EFIS material, changing the overhang of awnings along the non-drive thru side, and increasing the height and length of the full parapet for vertical variation. The applicant has also allotted space for truck parking in the rear of the parking lot, and an Autoturn simulation of a bus has been provided on the site plan as a demonstration.

Landscaping will be provided throughout the site and a concept of this has been illustrated on the plan. Sixty-one (61) parking stalls have been provided with the addition of two (2) bus-size spaces, and five (5) future additional parking stalls giving sixty-eight (68) total spaces. Because the

applicant's business falls between the definitions of a sit-down, carry-out, and drive-in restaurant, and the provided oversized truck spaces, staff feels sixty-eight (68) spaces to be appropriate for this site. Chairman Clark and Commissioner Ciarlette asked about the truck parking. The commission was concerned over truck parking on Rt. 6. The applicant, Al Daniels of McDonalds, responded by saying that larger semi's may have some trouble coming into their site, but there will be an access road south of McDonalds that will allow the trucks to park.

Chairman Clark asked about the uniqueness of the design in comparison to others in the area. The applicant stated that there was one other that could be compared to this style in the Aurora area, but it did not have the stone features that this design shows.

The Commission was impressed by the architectural elevations and in favor of the concept plan.

COLDWELL BANKER-HONIG-BELL SITE PLAN APPROVAL

Mr. Melrose presented the Site Plan for Coldwell-Banker-Honig Bell.

The Coldwell Banker Honig-Bell property, located at Route 6 and Reed Street, was approved by the Village Board on March 20, 2006 to expand the already existing building approximately 2000 sq. ft, contingent on the current septic system being adequate and the site development process be followed.

The applicant brought a concept plan for review to the Planning and Zoning Commission, as well as the Village Board, in May 2006. Both the Commission and Board were in favor of the concept. After Commission, Board and staff review, some concept plan improvements were asked to be made to include:

- A second drive off of Reed Street be added and aligned with the existing drive north of the subject property
- Meet parking and landscaping requirements
- Include a sidewalk along Reed Street the length of the subject property,

A second entrance has been added to the plan and aligned with the adjacent property north of Reed Street, as well as the sidewalk along Reed Street. Parking and landscaping requirements have also been met per ordinance.

The applicant is seeking the commission's approval of the Site Plan. Staff recommends approval, conditioned on receiving a letter of credit and easements.

The applicant made a short presentation on the site noting the location of the easements and bike path connections. He also pointed out a revision to move the building and parking lot Northeast ten feet because more space was needed for the septic field behind the building.

Commissioner June expressed concern over the existing trees and what would be done to preserve them. The applicant stated that most of the trees are on neighboring properties, and the applicant will make an effort to preserve any existing trees on the Coldwell site that they can.

Phil Loizon made a motion to approve the Coldwell Site Plan. Seconded by Karen Ciarlette. All approved.

MOTION CARRIED

WHISPERING OAKS REZONING AND PRELIMINARY PLAT APPROVAL

Mr. McMahon presented the request to rezone and approve the Preliminary Plat of Lots 1-14 of Whispering Oaks Subdivision.

In May 2004, the Planning and Zoning Commission approved the preliminary plat, and in July 2004, approved the rezoning R-1 to R-3 for what is currently part of Lot 15 and Lot 16 on the proposed plat.

Whispering Oaks Subdivision was final platted and approved by the Village Board in March 2006 with an R-1 single-family zoning and 162 single-family lots. The applicant approached the Village in August 2006 to discuss re-platting 16 single-family lots into 9 multi-family lots located at the north end of the subdivision on Orchid Lane.

On September 11, 2006, the Commission held a workshop with the applicant to review the concept plan and rezoning. The higher density of traffic and people that townhomes may bring compared to single-family was seen as an issue of concern.

On December 11, 2006, the Commission held a Public Hearing on the rezoning of the 16 single family lots to 9 multi-family lots.

Royal Assets is seeking approval for an R-1 to R-3 rezoning for the property located at the north end of Whispering Oaks on Orchid Lane originally platted as Lot 1-14. The applicant also seeks approval for the preliminary plat of the resubdivision of this subject property. The comprehensive plan of the Village calls for single-family units and an R-1 zoning, however, just west of the subject property are townhomes on Old Kerry Rd. and duplexes to the east in McKinley Oaks.

Based on comments from the Public Hearing and engineering concerns, the preliminary plat was revised by the applicant. The three (3) unit townhome on Lot 14 was replaced with a duplex, Lot 13 will have a three (3) unit townhome instead of a four (4) unit, and Lots 15 and 16 will remain two single-family lots. This reduction will assist the transition of single-family to multi-family as Orchid Lane curves west. The revision has cut the total amount of 35 multi-family units to 29 units.

If approved by the Village, the new Whispering Oaks Subdivision will consist of 155 single-family lots and 8 multi-family lots. The townhomes will be priced between \$270,000 and \$300,000 per unit.

The applicants made a short presentation to brief the Commission on the revisions made.

Commissioner Loizon noticed the concerns of the neighbors at the public hearing have been addressed by keeping the questioned lots single-family. The commission also noticed the reduction of units and the shift of the units easterly to give more side yard setback.

There are still concerns from the neighbor on drainage because of existing issues with their subdivision. Engineering verifies that the drainage of this site moves in the opposite direction of the neighbor's home on Ivy Lane, and moves towards an existing pond already calibrated to handle this runoff.

Commissioner Loizon expressed support for the architectural elevations, but questioned what the rear elevations would look like. The applicant stated that the rear elevations would not be linear and would not be a masonry material like the front, but something similar to Hardiboard would be utilized. Also, no wood decks will be allowed.

Cindy June made a motion to approve the Preliminary Plat of Lots 1-14 of Whispering Oaks Subdivision. Seconded by Jeff Simon.

ROLL CALL: ALL AYES

MOTION CARRIED

Karen Ciarlette made a motion to approve the Rezoning of Lots 1-14 of Whispering Oaks Subdivision from R-1 Single-Family to R-3 Multi-Family. Seconded by Jeff Simon.

ROLL CALL: ALL AYES

MOTION CARRIED

SOUTHERN CROSSINGS FINAL PLAT APPROVAL

Mr. Melrose presented the Final Plat of Southern Crossings Resub Unit 2.

Southern Crossing – Channahon, LLC is approximately 68 acres of C-3 commercially zoned property at Route 6 and Ridge Rd. Initially, the property was subdivided into eleven (11) parcels, nine (9) outlot parcels along Route 6 and two (2) larger parcels.

The applicant wishes to resubdivide three outlots east of Yellow Pine on Route 6 into four outlots. Three of the newly created outlots will be 1.5 acres and the fourth will be 1.8 acres. These outlot sizes are consistent with that of the existing outlots west of Yellow Pine Dr, all averaging between 1.5-1.8 acres.

Staff has approved the resubdivision plat and public improvement engineering plans.

The Commission had questions on the previous size of the lots and the differentiation between that and the resubbed lots. The applicant stated the lots were at just over 2 acres and now at 1.5-1.8 acres.

Commissioner Ciarlette questioned when the signal for Yellow Pine Dr and Rt. 6 would be in and any street lights along Yellow Pine Dr. The applicant stated that they had already had the signal for the intersection approved by IDOT, but because of a resubdivision of the property they

had to resubmit, and it is currently in IDOT's hands for review and approval. The applicant also stated the street lights will be put in as the development of the property happens.

A motion was made by Chuck Hiller to approve the Final Plat of Southern Crossings Resub of Unit 2. Seconded by Jeff Simon.

ROLL CALL: ALL AYES

MOTION CARRIED

OTHER BUSINESS

Commissioner Ciarlette expressed concern on the overnight parking at the CITGO station on Rt. 6. Other Commissioners agreed that this has become an ongoing problem, and believe that it was conditioned there be no overnight or long stay parking.

Commissioner Ciarlette questioned the darkness west of the river on Route 6 and when the street lights would be put in. Mr. McMahon stated that as development comes in these issues will be addressed.

The Commission expressed concern over the strip mall in the Southern Crossings property on Route 6 and the need to put in street lights. They also said the property owner is to fix up the building and hide the air conditioning units on the roof.

Mr. McMahon stated that the Route 6 Traffic Study for the I-55 interchange was nearing completion. He also stated that the Village will require developments to partially fund the improvements.

A motion was made by Phil Loizon to adjourn at 6:52 P. M. Seconded by Karen Ciarlette.

ROLL CALL: ALL AYES

MOTION CARRIED