

CHANNAHON PLANNING AND ZONING COMMISSION

December 14, 2009

Chairman 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, Phil Loizon, Jeff Simon. Also present were Director of Community Development Mike McMahon, Village Planner Jake Melrose and Community Development Assistant Lydia Ledesma.

A quorum was declared present.

**Karen Ciarlette made a motion to approve the November 9, 2009 meeting minutes.
Seconded by Jeff Simon.**

ROLL CALL: ALL AYES

MOTION CARRIED

CHANNAHON FIRE DEPARTMENT EXPANSION

Mr. Melrose presented the Channahon Fire Department Expansion proposal.

The Channahon Fire Department is proposing to expand their existing 11,465 square foot building at 24929 Center Street by constructing 4,830 square foot addition. The CFD requests the Commission review the site plan and recommend approval to the Village Board.

The site has also been expanded to include a new parking area housing 36 parking stalls to the south of the building. A retention area will be implemented in the southeast corner of the property providing storage for stormwater runoff.

Landscaping requirements have been met per Village Code with parkway plantings planted every 40 feet, retention plantings, landscaped parking islands, and other planting counts met or exceeded. Photometric plans have also been approved by village staff.

The building addition will be constructed with the same materials and color of the existing building.

Currently, the building will not be connected to Village water, but is connected to the Village sewer system.

Mr. Tom Carroll, Jacob and Hefner Engineering and Bret Mitchell, Architect were present representing the project.

Commissioner Ciarlette question if the 36 parking spaces are the total for the building or will they be additional to what is existing.

Mr. Melrose explained that the expansion calls for an additional 36 parking spaces which will make a total of 58 parking spaces.

Commissioner Ciarlette commented that if there are events at the fire station parking should be made available since Center Street does not have much room for parking.

Commissioner Loizon questioned what taxing body this would impact, is it all of Channahon, Will County or Grundy.

Mr. McMahon explained that Channahon Fire District is quite extensive out east and south of the River, and ends at Bell Road, or the Grundy County line. Minooka Fire Protection would cover the Grundy County area.

Commissioners also questioned where the firemen's areas are located now within the current building, whether CFD is a twenty-four hour operation and how many full time employees are there. There was question on whether the CFD requires the village approval to build.

Bret Mitchell, architect for the proposed project explained that there are currently 24 full time firemen overall with 8 on each shift, and the bunk room is small and tight. We are just taking the same number and making a better footprint for more room for the employees.

Mr. McMahon commented that the Channahon Fire Protection District wasn't fulltime until just a few years ago.

There was discussion regarding the locations of the current fire departments and whether they are both fulltime. There is the Center Street location and another in Park Place subdivision with the one on Center Street as the main facility.

Mr. Mitchell explained that currently they are putting in the full sprinkler system as far as the heads and such. The sleeping areas will have sprinklers activated as well as the exit door in the back. Water main is not available to the site right now, and the closest water main is off the north side of Rt. 6 and a couple areas in some neighborhoods farther to the west.

Commissioner Lyman questioned that with the square footage being added to the building now, would it be required to be sprinkled.

Mr. McMahon explained that there is a gray area within the building code that staff is currently dealing with. There are two parts of the code that can be referenced with regard to installing sprinklers in this type of building use.

Mr. Mitchell commented that the CFD is in favor of bringing water to the building, matter of fact what they want to do is to find a way to work with the village to bring water to the building before the end of the project.

Commissioner Ciarlette questioned if there was a strip mall going in would we not require it to be sprinkled.

Mr. McMahon explained the village doesn't have a commercial requirement for commercial sprinklers.

Assembly buildings would require them.

Staff is looking for proof from the CFD that the well can supply the water to sprinkle the living quarters.

Mr. Mitchell commented that each building type will have a whole separate set of issues.

The site plan and the building plan are separate issues – building plans are approved by village staff while site plans require staff and Village Board approval with the Commission's recommendation.

Mr. Mitchell explained that the hope is that by the time this is all completed the city water will be brought to the location.

Commissioners also had questions regarding the time frame for building as well as the funding for the project and the cost estimate.

Mr. McMahon clarified that no referendum was done; if there is more clarification needed we may need to check what the levy is.

Mr. Mitchell explained that they would like to begin as soon as possible. The Fire Protection District has its own taxing body and this is where the funding will come from. From what he understands, they have the money and have issued bonds but don't believe that anything was done with the taxes. The cost came in at about 2.215 million without any soft costs (engineering, architecture, legal fees).

Mr. Mitchell went on to explain there isn't going to be a lot of other additions. The existing building will have internal remodeling; the outside panels will be replaced as well as remodeling the entry and adding a new entrance. There will be a new EFIS material replacing the white panels; there will be all renaissance stone with brick to match existing brick. There will be a kind of Joliet limestone look, new windows and EFIS material to match the stone. All the exterior lights will be replaced so that they match and there aren't different colored lights. The wall packs will be taken out. The cost is the general contractor hard cost; it does include some soft cost.

Commissioner Loizon commented that the building and layout look good, I have a hard time with the sprinkler system not being throughout the building and up to date.

Mr. McMahon explained that they are planning to pipe the building for it. I feel eventually it will be.

If water is brought to the site, it will require a site plan amendment.

Mr. Mitchell explained that what is being sprinkled currently is everything that is within the residential-R occupancy is a limited are being sprinkled off the well. Everything is running off the generator.

There was discussion as to when the building was built and wasn't equipped to house full time firemen. The first building was built 38 years ago and the addition in 18 years, with this being the 3rd addition. The building is on two lots and at some point they want to expand on the lot to the north. The CFD are making this the main administrative headquarters.

Karen Ciarlette made a motion to approve the Channahon Fire Department Expansion Site Plan in accordance with the reviewed plans. Seconded by Phil Loizon.

ROLL CALL: ALL AYES

MOTION CARRIED

WIND TOWER ORDINANCE

Mr. Melrose presented the Wind Tower Ordinance

On September 14, 2009, the Planning and Zoning Commission held a public hearing and recommended approval of the ordinance regulating the construction of wind towers/systems within the Village, conditioned on Village Attorney review. Village staff was also asked by the Village Board to expand on the rooftop wind energy systems (AWES) requirements as well as the wind farms. Since, the Village has amended the ordinance with the following:

- Language clarification between accessory wind energy systems and wind farms.
- Specific regulations to wind farms that include:
 - ✓ Permitted in I-2 district only.
 - ✓ Maximum allowable height – 350 feet.
 - ✓ Setbacks established – 1000 feet from all platted subdivisions.
 - ✓ Decibel level shall not exceed 60 dB level at the property line.
- New Rooftop AWES regulations:

(1) AWES may be installed on top of a primary structure on any lot in any zoning districts where permitted subject to the regulations required herein.

(2) A maximum of one (1) rooftop AWES may be installed on any single family residence.

(3) A maximum of one (1) rooftop AWES may be installed on any multi-family unit, excluding apartment or condominium buildings.

(4) *A maximum of two (2) rooftop AWES may be installed on any apartment or condominium building.*

(5) *Rooftop AWES may be installed on any commercial or industrial building in accordance with the size of the building to be installed upon:*

(a) *20,000 square feet or under = Maximum of one (1) rooftop AWES*

(b) *20,000 – 100,000 square feet = One (1) additional rooftop AWES per additional 10,000 square feet. (EXAMPLE – 24,000 square foot building = one (1) maximum rooftop AWES, 32,000 square foot building = two (2) maximum rooftop AWES, 100,000 square foot building = 9 maximum rooftop AWES)*

(c) *100,000 square feet or more = A maximum of ten (10) AWES.*

- New definitions for wind farms and wind energy systems.

Commissioner Ciarlette commented that the changes are designed so they can be placed too close to a house in case it was to fall and land on a house.

Decibel levels are the amount of noise at the lot line, it can only be a certain decibel level with 30 being a very quiet level.

Mr. McMahon explained that when this went before the Board and there were some questions with regard to the rooftop wind systems and Village Attorney Dave Silverman wanted staff to separate the uses of accessory wind systems and wind farms. Staff wanted to bring this before the Commission since changes were made.

Mr. Melrose explained that Minooka Fire Department out on Route 6 was looking at towers and we didn't have anything to address it; however, they have a large lot to use for this.

Mr. McMahon explained that one of the issues some of the board members had was the roof top towers, and that it should be clarified what can go on a building.

Phil Loizon made a motion to approve the ordinance amending Title XV Land Usage, Article 159 Special Development Provisions regulating the use of wind energy systems. Seconded by Karen Ciarlette.

ROLL CALL: ALL AYES

MOTION CARRIED

OTHER BUSINESS

Commissioner Clark questioned whether Joe Cook has done anything regarding getting a new Commission member to replace Cindy June who will not seek re-appointment.

Mr. McMahon explained that Cindy June will need to submit a letter stating she will not seek re-appointment. Staff has asked her to put it in writing. Mr. McMahon will speak with Joe regarding a re-appointment.

A general discussion the climate of commercial building both past and present took place.

Mr. McMahon explained there are interests in the Lewis Farm and Beith properties still with the Kraus Company still under contract and another high tech manufacturing company looking at these properties as one of four or five possible locations in the U.S.

The shopping mall on 80 and 55 is on hold. The Hammel property across from McDonald's has been found to be TIF eligible. We met with Ted Hammel and his sister and gave him a copy of the report and told them that we need to find a developer to go onto phase 2 of this and we asked that they participate financially in that. They said depending on the deal they would be willing to. There is still interest in the property from different parties; however, no one has committed to a contract yet.

The Village is still negotiating with Pilot to work with them on building the new frontage road and to get a signal there. We have a 5¢ diesel tax that we are collecting and keeping in a separate fund, and if the Village cannot get Pilot to come up with a development agreement for us the village may just move forward with it.

The light at McKinley Woods Road should be going in this spring or early summer. The plans are in final review with IDOT, it's a budgeted project, and this would be a permanent light.

The daycare going in on the McMillin property hasn't gotten there engineering in yet, they don't have any building plans in either. They most likely will be here in January.

Staff is still talking with the diocese about the Village acquiring the Town Center commercial area.

Karen Ciarlette made a motion to adjourn the meeting at 6:31. Seconded by Rick Lyman.

ROLL CALL: ALL AYES

MOTION CARRIED