

CHANNAHON PLANNING AND ZONING COMMISSION

January 11, 2010

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, Chantal Host, Rick Lyman, Phil Loizon, and 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.

Phil Loizon made a motion to approve the December 14, 2009 meeting minutes. Seconded by Karen Ciarlette.

ROLL CALL: ALL AYES

MOTION CARRIED

DAYCARE FACILITY – SHADY GLEN SITE PLAN

Mr. Melrose presented the Daycare Facility – Shady Glen Site Plan.

The applicant, Tony Perino, is proposing to construct a day care facility at 25850 W. Eames. Mr. Perino requests the Commission review the proposed site plan and recommend approval to the Village Board.

The subject property is a 1.12 acre lot situated at the NE corner of Shady Glen Drive and Route 6. The site plan illustrates a 7,524 square foot day care facility with a 2,340 playground directly adjacent to the east. One form of ingress/egress is being proposed off of Shady Glen Drive and twenty (20) parking spaces have been adequately provided. Detention storage is also being provided on site with one area at the north lot line and one at the east lot line. The detention areas will also provide a buffer area, as these lot lines are contiguous to residential properties, as well as the ravine area also providing a natural screening buffer.

The maximum number of children allowable is as follows:

- Infants 6 weeks - 15 months 12
- Toddlers 16 months - 24 months 15
- 2 year olds 16
- 3 year olds 20
- 4 year olds 20
- 5 year olds 20
- After School Children 30

The landscape plan provides dense landscaping around the perimeter of the playground area and the north lot line with other areas being adequately landscaped in accordance with village code. A transitional buffer between the subject commercial property and the residential property at the north lot line is not required due to the provided screening on the north lot line and the existing natural landscape and ravine.

The subject of discussion has been after the memo was written referred to some of the trustees were looking at a guard rail to be put around the playground areas, so staff wanted to bring that to the attention of the PZC. It will be fenced as well; this will be brought before the PZC and the board for recommendations.

The photometric plan has also been approved by village staff.

The architectural elevations illustrate a brick building with stone accenting the bottom of each façade. Stone has been carried up along the doorways, and gables have also been added to break up the long façade. The applicant has stated that a covered area will be added to the southwest elevation (fronting Shady Glen Drive) as a drop off. This amendment will be finalized prior to final staff approval.

The subject property is zoned C-3 General Business District through a Developer's Agreement between the Village and Mike and Dawn McMillin. The agreement outlines specific, allowable uses for the subject property and a maximum 8,000 square foot requirement for any primary structure on the property. A day care facility is considered an allowable use through this agreement and the proposed building is under the 8,000 square foot requirement.

The subject property will be connected to village sewer and water.

The applicant, Tony Perino, was present.

Commissioner Ciarlette questioned what the building material will be and whether it will surround the windows as well as concern regarding the number of parking spaces indicated on the site plan.

The building material will be of brick and stone. The 20 parking spaces noted are sufficient for the building in accordance with village code.

Mr. Perino stated the fencing material for the playground area will be some type of slat wood fence, possibly a cedar. Most likely it will be 6 foot to offer full privacy, rather than a chain link type fence.

There was discussion regarding the problem with limited parking and possible usage of the property at a later date. Staff stated that the future uses of this building will be limited due to the size of the building and the total number of parking stalls.

Commissioner Host questioned whether there would be a bus or any vehicle that would be permanently parked at the location.

The applicant commented that they have an agreement with the school district and there will be a bus stop for drop off before and after school.

Mr. Perino commented that typically in most daycares there are drop off times usually between the hours of 6-8 a.m. as prime drop off, where they could pull up, drop off and leave.

Commissioner Lyman questioned where the heating and cooling units would be and the size.

Mr. Perino stated the heating and cooling will be located on the north side of the building and will be similar to residential units; however, sized adequately.

With weather permitting and appropriate approvals they are expecting to start in February with anticipation of opening the business in August before school starts back up.

The color of the building will be a phoenix 114 brick and white.

There was brief discussion with regard to the light at McKinley Woods Road. The final plans are currently in IDOT's hands. Staff is looking at possibly mid spring or early summer, it will be very close to the opening of the daycare which would be helpful for pulling in and out of the facility.

Chantal Host made a motion to approve the Day Care Facility – Shady Glen Site Plan, in accordance with the reviewed plans. Seconded by Phil Loizon.

ROLL CALL: ALL AYES

MOTION CARRIED

OTHER BUSINESS

Mr. McMahon gave updates on McKinley Woods Road and Route 6 signalization. Staff is currently negotiating for the one corner at Route 6 and McKinley Woods Road.

Staff stated that they have awarded a contract to Robinson Engineering, LTD. to provide survey and engineering work for two proposed paths in the village, a Bridge Street bicycle path and a connection path from the I & M Canal Path along Knapp/Tryon. As of right now, an insurance detail is being worked out but the contract is expected to be signed soon.

Trustee Slocum heard complaints regarding the lack of a bike path connecting the neighborhood north of the village hall and town center to the I and M Canal. It's somewhat dangerous on Knapp Street where it makes the turn and there is no sidewalk and people aren't able to ride their bikes.

Commission Host asked about the flooding in Indian Trails and whether the Study was complete.

Mr. McMahon explained that the subdivision is along the DuPage River and the ground water was very high; therefore the rain that we have had the last few years has caused flooding in the basements and the sump pumps were unable to handle it. Burke Engineering was hired to do a study on the problem and their primary focus was the dam at the state park. In 1996, the dam blew out and it was reported that the basements flooded then. The next year there was another 100 year rain and there was no flooding in the basements due to lower river levels. It is believed that the dam is keeping the ground water levels high, and residents want the dam removed. The State will not consider this . Burke is currently looking into the benefits of adding another spillway alleviating some of the water and hopefully lowering the water table in the area.

Karen Ciarlette made a motion to adjourn the meeting at 6:30 p.m. Seconded by Phil Loizon.

ROLL CALL: ALL AYES

MOTION CARRIED