

CHANNAHON PLANNING AND ZONING COMMISSION

October 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, Jeff Simon, Phil Loizon and Rick Lyman. Also present were Village Administrator Jamie Bowden, Director of Community Development Mike McMahon, Village Planner Jake Melrose and Village Attorney Dave Silverman.

A quorum was declared present.

Karen Ciarlette made a motion to approve the September 13, 2010 meeting minutes. Seconded by Jeff Simon.

ROLL CALL: ALL AYES

MOTION CARRIED

CHANNAHON FIRE DEPARTMENT EXPANSION – SITE PLAN AMENDMENT

Mr. Melrose presented the Channahon Fire Department

The Channahon Fire Department is proposing to amend their site plan approved by the Village Commission and Board in December of last year. The amendment will be a new ingress/egress to Center Street that will align with an existing drive aisle on the north side of the property. The drive aisle will be expanded but will still meet the pavement setback. This is the only amendment to it, but there is a curb cut at Center Street, therefore we wanted to bring it before the commission and the board so they would have a chance to see it.

There are representatives present from the Channahon Fire Department if there are any questions regarding the change.

Commissioner Clark commented that there isn't much change other than moving it down the street a little ways.

Mr. McMahon pointed out that they are adding a driveway, this was one large driveway, and they have added at one end for some parking. This would basically separate the flow of traffic and added the driveway.

Mr. Melrose responded that yes the one to the North wasn't on the original and that people would have had to drive through the parking lot; this decreases turns in the parking lot.

Karen Ciarlette made a motion to recommend approval of the Channahon Fire Department Expansion Site Plan amendment in accordance with the reviewed plans. Seconded by Chantal Host.

ROLL CALL: ALL AYES

MOTION CARRIED

TOWN CENTER DESIGN AMENDMENT PROPOSAL

Mr. McMahon presented the Town Center Design Amendment Proposal.

Marlon Ekhoﬀ of Platinum Properties and Dick Chrysler are proposing to amend a portion of Town Center Unit 2A, specifically lots 89-108 to allow for town homes and a lower priced product. This amendment is an attempt to spur home sales.

The Town Center Master Plan and the Town Center Design Guidelines call out lots 89-108 as the Main Street Mansions. These mansion type homes are designated for large two-story houses, with high pitched roofs over attic spaces with all but three or four of these buildings intended to provide single or multiple dwellings. A maximum of four housing units per building is also established and commercial is allowed on the first floor. Attached is a picture from the design guidelines that illustrates the Main Street Mansions representation.

Mr. Ekhoﬀ would like to build 3-4 unit town homes on the currently platted lots. The average lot size of the subject lots is 12,081 square feet and the average lot width is approximately 73 feet. The subject lots sit directly south of the brownstone units and east of the proposed church lot (Lot A1). The goal price range of the units is \$114,000 - \$125,000.

After review of this proposal, village staff has determined the product proposed does not meet the criteria or the intent of the Main Street Mansion homes described in the design guidelines - page 23 (and thus the TC Zoning District), and thus the annexation must be amended. Additionally, it appears the product proposed will not fit on the existing lots. Re-platting and re-engineering may be necessary to fit that type of product on 75-81' wide lots and provide the necessary utilities.

The Town Center representatives would like the Commission's view on the design alternative and any comments they may have before moving forward.

Mr. Ekhoﬀ is here tonight to go over the new product and to answer any questions there may be.

Commissioner Ciarlette questioned what the difference is between this current proposed product and the one that was discussed last month for the \$114,000.00 houses. Last month when this was brought up it was explained that this was deemed multi-family.

Mr. Bowden clarified that the annexation agreement denotes that main street mansions are single family homes except for two lots.

Mr. McMahon also explained that in the design guidelines it calls out for multi-family. When we went back and looked at the annexation agreement there was a one line stipulation in the annexation agreement that basically reversed that and said this area can only be used for single-family.

Commissioner Ciarlette commented that last month she wanted to see what one looked like due to the discussion of the location and the fact it is going on the corner by the brownstones.

Mr. Bowden pointed out that the master plan if you look at the plat denotes Lots 97 and 108 as the two lots that can be multi-family.

Commissioner Ciarlette explained that she was expecting this to be all single family mansion style homes.

Mr. Silverman explained that there are a couple of things that would have to be done. We would have to amend the annexation agreement to allow that. Then we would also have to amend the Town Center zoning district ordinance, the text amendment that would amend the text to the Town Center zoning district and also amend the master plans and all the different drawings that go along with that. It's really kind of a two level consideration process. One is the zoning ordinance and the second is the annexation agreement. Although the PZC doesn't deal with the annexation agreement, the board does, but your recommendation goes to the heart of it post change.

Commissioner Simon questioned how this proposal is different than what Gene Briscoe brought in.

Mr. McMahon explained that Mr. Briscoe was going from duplexes to 8 unit condos. He was going from 24 total units to 72 units.

Mr. Ekhoﬀ presented the proposal of what they want to change indicating the 20 lots that are in question as opposed to the other 100. These 20 lots we allowed to have up to 4 units on each lot.

Mr. Silverman commented that he completely disagrees with this assessment. I think when you read a portion of the Town Center guidelines it mentions multi-family but it's very directly and strictly limited to two lots.

Mr. Silverman went on to state that what the design guidelines say is that the main street mansions are intended to be single family, multi family and business. It then gets more specific in the attachments to it which say that one or two of the units can have commercial on the first floor. Then it shows specifically that multi family can be on two of the lots. I think there was some confusion by the language there and I think everyone when they first looked at that in isolation you would agree with Mr. Ekhoﬀ. When you look at all the documents together, with all the plans and renderings, I think it's pretty specific that it's allowed on the two lots.

Mr. Ekhoﬀ pointed out that there are only 5 lots that are 80 feet wide that could be used to put a 4 unit on. Our intent was to create a product that would get us traffic; we are trying to get people

in the homes. There are only 5 lots we could put this on we could use 108 but the roads not in; there are other lots that are wide enough where this 4-unit could go.

Mr. Ekhoﬀ commented that we would have to go back to the design guidelines that say the homes have to be two-story with a steep roof and look like a mansion type home, which is why we have designed it differently and behind this 4500 sq ft façade there is actually 4 units behind there. You can see that behind the homes there will be a courtyard, then the garage with 20 feet where you can pull in your car.

Commissioner Lyman pointed out that these are only 900 square foot units.

Mr. Ekhoﬀ commented that they are right around 1000, and we are planning on putting in a basement which will add right around 500 square feet.

There was discussion as to where and whether one of the 4000 sq. ft. mansion homes on Lot 89. Commissioner Host questioned if there is discussion on rezoning lots as well.

Mr. Silverman commented that it's a practical matter when rezoning lots. You are changing requirements with the district. The Town Center zoning allows multi family, but with all the various guidelines and attachments is says where you can have that. Presumably you would have another elevation or another product to put on the other lots that would be smaller and had less units.

Mr. McMahon commented that Mr. Ekhoﬀ had indicated that the styles would be mixed up. There may be several different styles; they would all still have to follow the Traditional Neighborhood Design guidelines.

Commissioner Host asked if in this plan do the people own the land behind it, would they be responsible for maintaining the yard.

Mr. Ekhoﬀ explained that yes they would own the land. The only fence would be between the garage and the house and it would be the white vinyl fence.

Discussion regarding the \$114,000.00 price which will include the basement for the first unit. When the second one is built is the basement now an option?

Mr. Silverman explained that should the PZC and Village Board decide to approve this product or something similar what we would have to do is put together additional documents for the annexation agreement and for the zoning. We are more concerned with how it would look rather than the price.

Commissioner Ciarlette questioned that if Mr. Ekhoﬀ wants to make Lots 89 – 109 and make them all multi-family and then put the mansion homes on, this request states that Mr. Ekhoﬀ would like to build 3-4 unit townhomes, how many townhomes are going to take up this section of property.

Mr. Bowden explained that if you approve what he is asking, Mr. Ekhoﬀ would have the authority to do multi unit on all of them.

Mr. Silverman suggested that you may want to mark the plan so that we know ahead of time what's going to fit on there.

Commissioner Ciarlette expressed concern with the various look between the 4 unit, 3 unit and 2 unit based on the size. The way this was originally laid out was to have the mansion style homes. I feel this is changing the direction of where we were going with the downtown area. I understand you trying to bring in people.

There was discussion that there has been interest expressed in single family homes and that there are people out there wanting this. They are aware of the multi-family units.

Mr. McMahon explained that this is will go to the board under concept next week. This is simply concept and will require further public hearings in the coming months.

Mr. Silverman explained that everything involved in this change will come through the Commission and the Village Board will have to change the annexation agreement if that's what they decide to do.

Mr. McMahon commented the change to the annexation agreement would not go before Commission; however, the zoning change would as a text amendment referring to the plan. The zoning district is actually a separate town center zoning district. It refers to the master plan as to how it will be developed.

This will require a public hearing. We would do notification, it will require a paper notice and yes it will require a public hearing.

Mr. Silverman explained that due to how the ordinance is structured it's not required to be notices to nearby landowners, but you are required to put notice in the newspaper.

Mr. McMahon clarified that the 250 foot radius isn't necessary, but we would still have to put notice in the paper. I would recommend that we should still do the normal 15 day posting on the property.

Commissioner Lyman stated that he is all for helping somebody out and getting the economy going and building something affordable, but I have the homeowner's behind there and their best interest in mind too.

There is nothing in the annexation agreement or covenants regarding that the home would have to remain owner occupied.

Mr. Bowden stated that although he wasn't here at the time, the intent was for this to be set as single family.

Mr. McMahon commented that it really wasn't that going back to the very beginning; the design guidelines stated you can have multi-family. In the 2006 annexation agreement were Mr. Eckhoff put in the statement that this will be single family only. So, originally it was going to be multi-family.

Mr. Silverman stated he doesn't recall any of this being set up as multi family. We are where we are now and it's not permitted now, and we can all agree on that.

Commissioner Host commented that it's interesting to read back why the village was very specific about the two particular lots to allow this.

Mr. McMahon explained that before this, Larry Sisk who was going to be the person doing all of this, the annexation agreement didn't have the requirement that it would be single family; he was going to follow the intent of the design guidelines which had the multi family change to it. This was going to be an area where there was a mansion, and the first floor would have something like a doctor's office with the doctor living on the second floor. That was what this was originally intended to be. When the economy started going crazy and homes were being built, and people were buying \$500,000 homes, the 2006 annexation agreement appeared with single family on it.

Commissioner Lyman commented that the two end lots were allowed for four flat because there was someone who wanted to make sure they could built an apartment building there. Therefore those two end lots could have four unit apartments put on them. Right across the street in the commercial that whole area was designed to have apartments as well. This whole concept plan went from mansion homes to brownstones to single family homes to apartments and condos. This had all of those pieces to it, so it's not exactly surprising anyone with the multi level unit; it was always a part of the concept.

Mr. Silverman commented that he feels everybody agrees where we are at currently. I think everyone agrees that right now they are permitted to build four unit structures on two of the lots but they don't own one of them, the four unit structures have to meet the design guidelines so they have to look like the pictures of the mansions.

Mr. McMahon commented that obviously Lots 87 through 89, you see an alley that is how this is configured in Mr. Eckhoff's layout.

Mr. Bowden stated that an alley would not have to be necessarily added. There would either have to be a drive way or an alley put in. If you were to put an alley in, the neighbors on the back side would have to be consulted.

Commissioner Lyman commented that you have to put an alley there.

Mr. Eckhoff stated that if you put any home there, currently if a mansion home goes in there, you have to drive by it and the parking and the garage has to be in the back. That is the rules in the design guidelines.

Mr. Bowden mentioned that the issue he has with that if you put an alley in back you will change the whole dynamic, you would definitely have to notify the people in back.

There was continuous discussion with the parking for residential and commercial. With the doctor's offices there would be parking on the street. However, for the residential they would park in the back.

Mr. Ekhoﬀ commented that he is not asking for anything that is not in the design guidelines. All I'm asking for is to build these like the design guidelines original said. I'm not asking for any other variance.

Commissioner Loizon commented that you can use, if you did the one that you currently have and sold it out I would be more incline to give you a couple more to see if that would help out.

There was a discussion as to whether it would be possible to flip Lots 78 and 89, to give him Lot 89 and taking back Lot 108.

Mr. Silverman commented that it could certainly be done and it would be sort of the same process. I think what Phil is saying is let's change the agreements and change the ordinance to say that you can't build this on 108 but you can build it on 89.

Mr. McMahon explained that the reason why he can build on 108 and Jim Lynch can build on 97 is that in the master plan it specifically says those are four flat neo-classical multi family.

Mr. Ekhoﬀ explained that he has enough people right now that they could build one of these and give everyone a chance to see it with the courtyard and see how it works and the alley is already approved.

Commissioner Host suggested leaving Lot 108 the way it is and that way you are still allowed, and just change Lot 89.

Mr. Ekhoﬀ explained that ideally he would rather put all single family homes in the area where they can drive by their houses.

Commissioner Simon expressed that Channahon needs some housing like this for the younger people; it's less expensive allowing them to purchase it and get into something. My concern if they turn into rentals then its garbage. Otherwise I think you have a good product.

Mr. Silverman commented that a better job on the elevation would help to see what it's going to look like. It would also be helpful to know, what your request is. If you look at the lots, how many of those lots you are really asking for a four unit on and how many can you put just a 3 unit or a two unit on. I know that when you get to the Village Board, they will be counting the units and trying to figure out density and such. It would help so that everyone could have a better feeling of what exactly they are approving. It would probably help you, because right now you're asking them to approve all four units.

Mr. Bowden questioned if it would be possible to do it just on the North side.

Commissioner Simon agreed that this would be a lot more palatable, or even if you can go as much on the one side as Phil was suggesting.

Mr. Silverman explained that the point is we will come back with a public hearing in approximately a month and get more detailed drawings with a more detailed request.

Commissioner Clark announced that he will be submitting his resignation to the Village Board. As of next April he will be leaving the Commission.

Karen Ciarlette made a motion to adjourn the meeting at 6:50. Seconded by Phil Loizon.

ROLL CALL: ALL AYES

MOTION CARRIED