

**CHANNAHON PLANNING AND ZONING COMMISSION  
MEETING**

**October 14, 2013**

Chairperson Karen Ciarlette called the meeting to order at 6:07 pm.

Ms. Ciarlette led the Pledge of Allegiance.

Ms. Ciarlette asked for a Roll Call.

Commissioners present: Karen Ciarlette, Casey McCollom, James Proffitt and Jeff Simon

Also present was Director of Community Development Mike McMahon

**Approval of the September 9, 2013 Minutes**

Mr. Proffitt made the motion to approve the September 9, 2013 meeting minutes. Seconded by Mr. McCollom.

**VOTE: ALL AYES**

**MOTION CARRIED**

**Hoffman Transportation Rezoning – Public Hearing**

Ms. Ciarlette asked for a motion to open the Public Hearing.

Mr. Simon made the motion to open the Public Hearing. Seconded by Mr. McCollom.

**VOTE: ALL AYES**

**MOTION CARRIED**

Mr. McMahon read the staff report into the record as follows:

Hoffman Rail Distribution Center LLC and Hoffman Property Holding LLC (Hoffman Transportation) are the legal owners of five parcels of property totaling 81 +/- acres located south of the Village at Durkee Road and the SW Frontage Road. Adjacent Zoning to the Subject property is: North: County I-3 Industrial; South: County I-3 Industrial; East: County I-3 Industrial; and West: County I-3 Industrial

Hoffman Transportation has petitioned the Village to annex the properties into the corporate limits of the Village. Currently, Hoffman Transportation operates a facility specializing in transloading of plastic pellets with 18 tracks and 425 railcar spaces at the site. This facility operates 24/7 with BNSF rail sources and daily switches. The current facility operates on approximately 28 acre. The remaining 53 acres will be utilized for expansion of the current facility in the future.

Over the past several months, representatives of Hoffman Transportation and Village staff have been negotiating an annexation agreement. The current draft calls for the property to be rezoned from R-1 Single Family to I-2 Intensive Industrial District upon annexation. It further states that the current use of the properties (truck terminal, including truck repair and maintenance, and a rail distribution facility) are permitted uses in the I-2 Intensive Industrial District. The current uses of the Property shall be allowed to be continued, notwithstanding any

annexation or subsequent zoning map amendment affecting the Property or other ordinance of the Village.

The applicant is asking that the subject property be rezoned from R-1 Single Family Residential District to I-2 Intensive Industrial District upon annexation.

Ms. Ciarlette asked if anyone in the audience wished to give testimony.

Mr. Dimitre Koler representing IMTT Illinois, a business on Durkee Road, was sworn in. He is concerned about the increase of truck traffic on Durkee Road and where the entrance will be?

Mr. McMahon stated that Ken Carlson may be able to answer that question.

Mr. Carlson said a Site Plan has not been prepared yet and that the entrance will be approved the Village.

Mr. McMahon stated that during negotiations of the annexation agreement the future use of the vacant land was not addressed as the application agreed to follow Village Ordinance. He stated that when a Site Plan is submitted he will reach out to Mr. Dimitre.

Ms. Ciarlette asked if anyone else in the audience wished to give testimony.

Hearing no one wishing to speak, Ms. Ciarlette asked for a motion to close the public hearing.

Mr. Proffitt made the motion. It was seconded by Mr. McCollom.

**VOTE: ALL AYES**

**MOTION CARRIED**

With no more comments from the commissioners, Ms. Ciarlette asked for the motion.

Mr. McCollom made the motion to recommend approval of the rezoning of the subject property from R-1 Single Family Residential District to I-2 Intensive Industrial District upon annexation.

Ms. Ciarlette asked for a roll call vote:

**VOTE: ALL AYES**

**MOTION CARRIED**

**Southfield Community Church – Site Plan and Special Use Permit – Public Hearing**

Ms. Ciarlette asked for a motion to open the Public Hearing.

Mr. Proffitt made the motion to open the Public Hearing. Seconded by Mr. Simon.

Mr. McMahon read the staff report into the record as follows:

SouthField Community Church (SCC) owns 14.8 acres of property on the east side of U.S. Route 6 across from Turnstone Blvd. SSC has partnered with the design/build firm, *Professional Building Services*, to design and construct the facility. PBS has been in operation for 24 years specializing in the religious, commercial, and industrial sectors. Adjacent

Zoning of surrounding properties are: North: Residential; South: Residential; East: Industrial; West: Residential.

SCC proposes to construct a 13,300 sf building constructed as a multi-purpose space that will be utilized for ministry based education, fellowship, and worship activities with a capacity of 200-230 occupants. Ancillary spaces will be designated for youth/adolescent ministry education, administrative office and restroom facilities.

Within the R-1 Single Family Districts, Churches and Places of Worship uses are permitted through the issuance of a Special Use Permit approved by the Village Board with a recommendation from the Planning and Zoning Commission. A public hearing is required prior to the issuance of any Special Use Permit.

The building will utilize non-combustible construction and with main rooms separated with fire walls. No sprinklers are anticipated at this time based upon the use of fire walls and limitations on the number of occupants. The final determination if fire sprinklers will be required will be made by the Village's Building Official after a review of the building plans. The facility will have a fire alarm system with a private monitoring agreement.

The exterior of the building will incorporate storefront glazing assemblies, stone veneer, cement board lap siding, and architectural standing seam roof systems (see attached). If the official building plans submitted illustrate substantial changes, the new design will be brought back to the PZC and Village Board for approval.

The Site Plan attached shows the footprint of the 13,300 sf building, ingress/egress to U.S. Route 6, a storm-water collection system with on-site/dry bottom detention ponds, separated by the entrance drive along U.S. Route 6. The parking lot will include 95 parking spaces, concrete curbs, lighting in curbed islands and monument signage. It will be fully landscaped to conform to the standards set forth by the Village.

Village water and sewer facilities are not adjacent to the properties and thus the facility will be served by a private well and septic system.

SCC is requesting that construction begin this fall under a site development permit which will include approvals for mass excavation work, detention excavation, entrance & parking lot excavation/construction, building foundation construction, and site-utility work. The remainder of the site plan items to include the full building permit, landscape plan, photometric plan, etc. will be applied for over the winter allowing full construction to begin in the spring.

SCC anticipates 8-10 month construction time period weather permitting.

Below are proposed findings-of-fact setting forth the reasons for the recommendation to be submitted to the Village Board by the Planning and Zoning Commission. The findings shall set forth with particularity in what respects the proposal would be in the public interest.

Proposed findings of facts prepared by staff are as follows:

- (a) The proposed use is designated by this chapter as a special use in the district in which the use is to be located.

- (b) The proposed use will comply with all applicable regulations in the district in which the use is to be located.
- (c) The location and size of the proposed use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
- (d) The location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site are such that the use will not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings.
- (e) Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining uses, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
- (f) The proposed use will not cause substantial injury to the value of other property in the neighborhood.
- (g) Conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.

Ms. Ciarlette asked for a motion to open the Public Hearing.

Mr. Proffitt made the motion to open the Public Hearing. Seconded by Mr. Simon.

**VOTE: ALL AYES**

**MOTION CARRIED**

Ms. Ciarlette asked if anyone wished to speak.

Ms. Susan Gehris of 24604 W. Turnstone Blvd. was sworn in and stated was concerned about the future monument sign. She said the Baptist Church sign is very bright and wanted to make sure it will not be that bright.

Dennis Papp representing the church stated they do not plan to do that type of sign and that it we don't have final sign plan yet but it will be most likely a stone sign with our name etched in.

Ms. Gehris asked about parking lot lighting. Mr. Peters representing PBS stated they have not done a photometric plan yet but once done it will be sent to the Village for approval.

Mr. McMahon stated the Village does of standards about how much light can leave the site and that will be looked at with the photometric plan once submitted. We also require down lighting and landscape buffering minimizing light pollution.

Mr. Simon asked what the minimum square footage required to have the building sprinkled?

Mr. McMahon stated that all depends on the construction materials, use and occupancy. We will make that final determination once we get building plans.

Ms. Ciarlette asked if anyone else in the audience wished to give testimony.

Mr. Paul Sewing of 24530 W. Janet Ln. was sworn in and asked if a fence was being put in.

Mr. Peters stated no but maybe a landscape berm could be incorporated.

Hearing no one wishing to speak, Ms. Ciarlette asked for a motion to close the public hearing.

Mr. McCollom made the motion. It was seconded by Mr. Simon.

**VOTE: ALL AYES**

**MOTION CARRIED**

With no more comments from the commissioners, Ms. Ciarlette asked for the motion.

Mr. McCollom made the motion to recommend approval of the Site Plan, Special Use Permit Ordinance and submit its Finding of Facts to the Village Board.

Ms. Ciarlette asked for a roll call vote:

**VOTE: ALL AYES**

**MOTION CARRIED**

### **New Residential Housing Discussion**

Mr. McMahon reported that Mayor Cook will be calling for a second joint meeting of the Village Board and PZC. He asked the Commissioners to keep their fourth Monday in November open.

A brief discussion followed.

### **Adjournment**

Ms. Ciarlette asked for a motion to adjourn.

Ms. Proffitt made the motion to adjourn the meeting. Seconded by Mr. McCollom.

**VOTE: ALL AYES**

**MOTION CARRIED**