

**CHANNAHON PLANNING AND ZONING COMMISSION
MEETING**

September 9, 2013

Chairperson Karen Ciarlette called the meeting to order at 6:01 pm.

Ms. Ciarlette led the Pledge of Allegiance.

Ms. Ciarlette asked for a Roll Call.

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

Also present was Director of Community Development Mike McMahon

Approval of the July 8, 2013 Minutes

Mr. Proffitt made the motion to approve the July 8, 2013 meeting minutes. Seconded by Mr. McCollom.

VOTE: ALL AYES

MOTION CARRIED

Tabler Road Investments Rezoning – 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.

VOTE: ALL AYES

MOTION CARRIED

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

Tabler Road Investments, LLC (TRI) is the legal owner of 122 acres +/- of unincorporated land in the western portion of the Village located in Aux Sable Township along the CSX Railroad.

Zoning of surrounding land is: North - County Agriculture; South - I-2 Intensive Industrial District and County Agriculture; East - County Agriculture; and West - I-2 Intensive Industrial District. Existing zoning is County Agriculture and the Comprehensive Plan identifies the property as Industrial.

Over the past several months, staff and TRI representatives have been negotiating an annexation agreement that mirrors prior annexation agreements that brought other TRI properties into the Village in 2000. The agreement states:

- This agreement will expire no sooner than July 5, 2030.
- Upon annexation, the VILLAGE shall enact and adopt ordinances rezoning the subject property I-2 Intensive Industrial Zoning District under the Village Zoning Ordinance.
- Until December 31, 2020, if the VILLAGE at any time adopts an amendment or modification to its Building Code which is unique to the VILLAGE, (i.e. not

contained in then a national code) such amendment or modification shall be applicable to the subject property only after a grace period of six (6) months from the date of their adoption.

- Increases in tap on fees will apply to the subject property as long as they are applied to all property within the Village.
- The Village shall design and engineer a water system at such time as building permits issued by the Village of Channahon totaling at least 200,000 square feet for industrial/commercial/warehouse building space.
- The Village and the TRI shall work together to reach a wastewater treatment solution.

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.

- (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.

After a brief discussion, Ms. Ciarlette asked if anyone in the audience wished to give testimony.

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

James 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 and approval of the finding of facts.

Ms. Ciarlette asked for a roll call vote:

VOTE: ALL AYES

MOTION CARRIED

Southfield Community Church – Concept Plan

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 Dove Dr. SSC has partnered with the design/build firm *Professional Building Services* to represent, design, and construct the facility. PBS has been in operation for 24 years specializing in the religious, commercial, and industrial sectors.

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, restroom facilities.

The zoning of adjacent property is: North – Residential; South – Residential; East – Industrial; and West – Residential. The existing zoning of the property is R-1 Single Family. The Comprehensive Plan identifies the property as commercial.

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. It will have a fire alarm system with a private monitoring agreement. The facility will be served by private well and septic systems.

The exterior of the building will incorporate storefront glazing assemblies, stone veneer, cement board lap siding, and architectural standing seam roof systems (see attached). The attached rendering is a concept and has been approved by the SCC leadership. 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 SCC site will include 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 minimum standards set forth by the Village of Channahon.

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.

Erik Pieters with PBS introduced himself as the project lead and asked if the Commission had any questions.

Commissioners asked questions concerning stormwater, wetlands, flood plains, expansion plans and building materials. Satisfied with the responses given, the commissioners gave a favorable review of the project.

Adjournment

Ms. Ciarlette asked for a motion to adjourn.

Ms. Host made the motion to adjourn the meeting. Seconded by Mr. Simmon.

VOTE: ALL AYES

MOTION CARRIED