

CHANNAHON PLANNING AND ZONING COMMISSION MEETING

August 11, 2014

Chairperson Karen Ciarlette called the meeting to order at 6:00 pm.

Ms. Ciarlette led the Pledge of Allegiance.

Ms. Ciarlette asked for a Roll Call.

Commissioners Present: Karen Ciarlette, James Proffitt, Phil Loizon, Jeff Simon, Chantal Host, Casey Mc Collom and Ricky Gray.

Also present was Village Administrator Thomas Durkin and Director of Community Development & Information Systems Mike Petrick.

A quorum was declared present.

Approval of the July 14, 2014 Minutes

Mr. Proffitt made a motion to approve the July 14, 2014 Minutes. Seconded by Mr. Simon.

Vote: All Ayes

MOTION CARRIED

Mr. Petrick Read the staff memo into the record.

MKM Oil Route 6 Property Concept Plan

MKM Oil is proposing to construct a retail center and two restaurant buildings on 13.17 acres located on the empty parcel at the southeast corner of Eames St. (US Route 6) and Bluff Rd.

The lot will contain 3 buildable lots of the following sizes and uses:

- Total: 24,000 sq. ft. on 4.782 acres.
 - Lot 1: 2,800 sq. ft. Restaurant on 1.413 acres
 - Lot 2: 18,600 sq. ft. Retail Center on 2.094 acres
 - Lot 3: 2,600 sq. ft. Restaurant on 1.275 acres

End users have not been selected and the petitioner is planning on constructing a "pad ready" site, with storm water detention installed along with other utilities in order to better-market the property.

The property is currently zoned C-3 General Business. The C-3 General Business District is intended to provide areas to be used for all types of retailing and service uses that are normally associated with commercial uses. The proposed development of the lot is permitted within that zoning district.

Present for the discussion were Property Owner Gary Kavanaugh and Engineering representation from Ruettiger Tonelli & Associates, Joe Hammer.

Brief discussion involved wetlands issues and intended final uses of the property. As there are no final end users in mind for the property, the concept could change dramatically from the presented

preliminary. The generic use for the area for restaurants was recommended, with less favorable outlook for the retail component of the site, without and end user on-board.

The petitioner stated that the desire was to merely extend utilities to the site so that it would be more marketable for a build-to-suit sale of the land. The final site design would not be completed until a user was brought on-board. They stated their understanding of the process was that a concept plan must be presented in order to bring the plan forward.

The commission and present Village staff were in support of an extension of utilities to the site and will review development processes that may cause undue delay and cost.

Comments from the floor

New Village Administrator Thomas Durkin introduced himself to the Planning and Zoning Commission. He explained that he has over a decade of experience as Village Administrator of Crete, IL, as well as planning experience with Tinley Park, IL and private sector work with Arte3.

Discussions followed involving some of the history of development in Channahon and thoughts for the future.

Adjournment

Ms. Ciarlette asked for a motion to adjourn.

Chantal Host made the motion to adjourn the meeting. Seconded by Phil Loizon.

All Ayes

MOTION CARRIED