

**CHANNAHON PLANNING AND ZONING COMMISSION  
MEETING**

**October 13, 2014**

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

Mrs. Ciarlette led the Pledge of Allegiance.

Mrs. Ciarlette asked for a Roll Call.

Commissioners present: Karen Ciarlette, James Proffitt, Casey McCollom, Jeff Simon and Ricky Gray. Commissioner Phil Loizon arrived shortly after 6 p.m. and Commissioner Chantal Host was absent.

Also present was Trustee Missey Schumacher, Village Administrator Thomas Durkin, and Director of Community Development and Information Systems Michael Petrick.

A quorum was declared present.

**Approval of the August 11, 2014 Minutes**

A motion for approval of minutes of August 11, 2014 was made by Commissioner Proffitt, seconded by Commissioner McCollom.

**VOTE: ALL AYES**

**MOTION CARRIED**

**Residential Estate Zoning District**

The developer for discussion of the Town Center Senior Living Development was delayed in travel, so the agenda moved to discussion of the Residential Estate Zoning District.

Petrick read the memo into record. The district would fill the gap between residential zoning R-1 zoning district and the A-2 rural residence district, especially in regard to accessory structures. Recommendations for further guidelines and examples were provided by the commission members. The subject will return for future discussion and recommendation at a later date.

**Town Center Senior Living Development**

Petrick read the memo for the next item . Town Center Senior Living. James Roberts, the developer of the proposed Town Center senior living development was present. Mr. Roberts displayed example pictures and a generic site plan of what the development could look like. The actual site plan and architecture plans will be provided in the future, should the development secure its funding. The project would be funded through partnership with the Buckeye Hope Foundation and the Catholic Charities. 3-4 buildings of independent senior living would be constructed, as well as a fitness/computer/wellness center. The buildings include 1-car attached garages per unit. This product does exist in Frankfort Square, IL as a senior condominium development. Due to the market of the time, it is proposed for these to be rental properties.

Mrs. Ciarlette asked on age restriction on the development, to which Mr. Roberts responded that no decision has been made regarding 55 or 62. Mrs. Ciarlette also asked about live-in family. Live-in family would not be allowed unless required by a doctor's mandate for care of the resident, visitors would be allowed for no longer than 7 day periods.

The question was asked as to whether the building would be a non-profit status that avoided paying real estate taxes. Mr. Roberts said he believes the development would be required to pay full property taxes if developed as proposed.

Questions were raised as to whether the development could be changed to a non-senior development in the future. Petrick stated the development agreement would be written to prevent that, as well as the Town Center site plan. Roberts also added that the conditions of their financing would restrict the living to seniors.

Architectural guidelines of the buildings were discussed, with the developer stating he was open to changing the appearance of buildings if necessary to conform to the Town Center Architectural Guidelines and construct an appealing, high-quality product. Before ending his presentation, the developer discussed the lengthy financing process and application process that must be gone through before this may ever come to light.

### **Revised Review and Approval Process for Development**

Petrick read the memo for the next item into record . Discussion of Revised Review and Approval Process for Development. Streamlined, faster, less-costly review processes are being sought. Village Administrator Tom Durkin spoke to some of the evidence that has been gathered from developers suggesting they only move in paths of least resistance in the current market.

Mrs. Ciarlette asked the best way to go over and revise the development handbook and process. Discussion followed.

A subcommittee was formed consisting of Commissioners Simon and McCollum to refine the process with Village staff and then report back to the full commission.

No public comments were made.

### **Adjournment**

Mrs. Ciarlette asked for a motion to adjourn.

Mr. Proffitt made a motion to adjourn the meeting. Seconded by Mr. Gray.

**VOTE: ALL AYES**

**MOTION CARRIED**