

PLANNING & ZONING COMMISSION MINUTES

April 12, 2021

6:00 p.m.

Meeting provided in-person and via Google Meets.

Channahon Municipal Center (Board Room)

24555 S. Navajo Dr.

Channahon, IL 60410

1. Call to Order

Meeting called to order at 6:00 p.m.

2. Pledge of Allegiance

3. Roll Call

Commissioners Gray, Pershey, Madding, Sullivan, Warren and Chairman Ciarlette present. Commissioner McCollom absent.

Other present – Mike Petrick, Director of Community Development, Karen James, Planner and Mary Jane Larson, Inspection Coordinator.

4. Approval of Minutes – March 8, 2021

Motion to approve the minutes of the March 8, 2021 meeting of the Planning and Zoning Commission made by Commissioner Madding. Seconded by Commissioner Pershey. All Ayes, Motion Carried.

5. Public Hearing – Application for Rezoning to R-3 Multi-Family Residence District and Special Use Permit for a Planned Unit Development (PUD) as part of an Annexation request for a proposed subdivision of 112 duplex homes on 56 lots on approximately 33 acres located west of Bell Road, north of Route 6/West Eames Street in Grundy County: Creekside Estates Subdivision, filed by EEC IL, Inc.

Motion to open the public hearing made by Commissioner Pershey. Seconded by Commissioner Sullivan. All Ayes, Motion Carried.

Karen James presented the staff report.

Mike Petrick discussed there is a part of the staff report at the time of writing they were still working on resolving the preservation tree issue. The village has a preservation tree ordinance where if a tree of a certain species is removed it has to be replaced per caliper inch and/or payment made in lieu of. With the design of the subdivision there is not a lot of room to plant tons and tons of trees. Working with the developer and taking some of the credit toward the preservation trees for the excess planting not required by the ordinance. Twenty-six plant units in the foundation plantings is the equivalent of 2.6 trees of 2.5' caliper size. Utilizing that and working with the developer and in addition to what you see on the landscape plan and the foundation plan, there will be an additional 112 trees planted. Those trees will be placed in the rear yards of the units or along the walking path.

Petrick said they did receive 2 letters by email. He read them for the record.

Chairman Ciarlette had a question on the size of Lot 3. Looking at Lot 3 it is predominately smaller in comparison to Lots 1, 2 and 4 across the street. Bill Slavik, developer, explained both duplex units will be 2 stories on Lot 3 not requiring as large of a lot as mixed story duplex.

Ciarlette asked if there will be a homeowners' association. Slavik stated there will be a homeowners' association.

Ciarlette asked if it will be a full homeowner's association that will do the snow removal. Slavik said no. Slavik said each individual homeowner will have the ability to hire who they chose for snow removal and grass maintenance. The homeowners' association will take care of the retention pond and berm along Bell Road.

Ciarlette asked if the village will clear snow on the street. Petrick said yes because it will be public roads.

Commissioner Sullivan asked about using geo thermal in the homes. Slavik stated it is not economical in this area.

Sullivan asked what about solar panels. Slavik stated they would not be offering solar panels as an option, but the roofs would be able to handle the installation. Petrick stated solar panels are not restricted in the covenants should the homeowner decide to get them. They will be required to get a building permit for solar panels.

Ciarlette asked the commission if they had any questions. The commissioners had further no questions at this time.

Ciarlette asked if there were any questions or comments from the public.

Mary Lu Plonczynski a resident residing on Ravine Woods Drive questioned the traffic patterns. The entrance to the subdivision aligns with Ravine Woods Drive so what is the plan to address the everyday construction traffic and potential school bus later etc.?

Petrick said it is like any other subdivision. The construction traffic will come in on Bell Road. He does not think traffic warrants a 4-way stop. The village would monitor the traffic and should things change it can be discussed at that time.

Plonczynski questioned the possible connection of the walking path and Arroyo Trails. She feels there may be a safety issue with crossing Bell Road.

Petrick stated there will be a crosswalk and the village will require all the normal pedestrian crossing improvements. The area is very steep and it will be very hard to extend the path down the west side of the road. The best way is to link this to the path on the east side of Bell Road.

Martin Ryczek, a resident of Minooka, was curious why the developer switched from Minooka to Channahon for the subdivision. He is concerned about all the increased traffic that will be on the residential street because of this project. He is concerned about the proposal presented to Minooka by the developer requesting narrow streets with parking on the street. Questions at the Minooka presentation were about water retention and the flow of water resulting from the development of the subdivision including the direction of the flow of water leaving the subdivision.

James stated the streets would be the standard width required by the Village of Channahon. The streets are proposed to be 66 foot right of ways and 32 foot back of curb to back of curb. There is no reduction in pavement so it will be like a standard subdivision street. Parking will be available on the street. Regarding the retention question the low spot is the southeast corner, which feeds in to Arroyo Trails and the Ravine Woods. Everything should be designed to flow in that direction.

Slavik stated they did propose this to Minooka last year. Slavik said the retention area proposed with Channahon is an acre and a half larger than what was proposed to Minooka.

Slavik said he has worked in Minooka over 26 years and feels it is time for change. He feels Channahon is a great community and he likes the entrance near Route 6 and appreciates the park district. He states that Channahon was the right fit for the company and development.

Kate Zbacnik, a resident of Minooka, has concerns if construction traffic will be going through her subdivision in Minooka. Slavik said no.

Zbacnik asked if the marketing signs of the subdivision will be anywhere else besides Bell Road. Slavik said no only at the Bell Road entrance.

Petrick wanted to mention for public record about switching from Minooka to Channahon. Channahon staff did speak to Minooka village staff and this was not a thing where Channahon tried to steal the project from Minooka. The developer approached the village and Channahon thought the project would work well with our utilities.

Motion to close the public hearing made by Commissioner Gray. Seconded by Commissioner Sullivan. All Ayes, Motion Carried.

- 6. Review and Recommendation** - Zoning Change from County Agricultural District to R-3 Multi-Family Residence District: Creekside Estates Subdivision filed by EEC IL, Inc.
- 7. Review and Recommendation** – Special Use Permit for Planned Unit Development: Creekside Estates Subdivision filed by EEC IL, Inc.
- 8. Review and Recommendation** –Preliminary Plat of Subdivision: Creekside Estates Subdivision filed by EEC IL, Inc.
- 9. Review and Recommendation** –Final Plat of Subdivision: Creekside Estates Unit 1 filed by EEC IL, Inc.

The commission will vote for the four (4) agenda items with one vote taken.

Motion to recommend the Zoning Change from County Agricultural District to R-3 Multi-Family Residence District: Creekside Estates Subdivision; Special Use Permit for Planned Unit Development: Creekside Estates Subdivision; Preliminary Plat of Subdivision: Creekside Estates Subdivision; and Final Plat of Subdivision: Creekside Estates Unit 1 filed by EEC IL, Inc. made by Commissioner Gray. Seconded by Commissioner Madding. All Ayes, Motion Carried.

10. Public Comment

None.

11. Other Business

Petrick informed the commission the zoning map will be on the next agenda. Usually there is not much of a change but Karen has been going through all our ordinances and found some changes that were made over time and not reflected on the map. There will be a significant amount of changes on the zoning map.

Ciarlette mentioned some of the commission members are requesting paper packets instead of receiving them electronically. James will have paper packets delivered to the members who requested.

ADJOURNMENT

Motion to adjourn made by Commissioner Sullivan. Seconded by Commissioner Gray. All Ayes, Motion Carried. 7:00 p.m.

Submitted by

Mary Jane Larson, Inspection Coordinator

Approved May 10, 2021