

# PLANNING & ZONING COMMISSION

May 9, 2022

6:00 p.m.

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**

Present: Commissioners Madding, Blackburn, Larson, Weaver and Chairman Ciarlette

Absent: Commissioners Gray and Thurlby

Others Present: Mike Petrick, Director of Community Development & Information Systems; Karen James, Planner; Tom Durkin, Administrator; and Mary Jane Larson, Inspections Coordinator

**4. Public Comment**

None.

**5. Approval of Minutes – April 11, 2022**

Motion to approve the minutes of the April 11, 2022 meeting of the Planning and Zoning Commission made by Commissioner Weaver. Seconded by Commissioner Blackburn. All Ayes, Motion Carried.

**Approval of Minutes – April 25, 2022, Special Meeting**

Motion to approve the minutes of the April 25, 2022 meeting of the Planning and Zoning Commission made by Commissioner Weaver. Seconded by Commissioner Larson. Commissioner Blackburn abstained. All Ayes, Motion Carried.

**6. Public Hearing – Continued from April 11, 2022 – Application for a Special Use Permit for Truck Repair/Cartage/Terminal in the C-2 Community Shopping District: 23157 S Thomas Dillon Drive filed by Vadim Savca, RS Plant, LLC**

**APPLICATION WITHDRAWN – HEARING CLOSED**

Motion to close the public hearing made by Commissioner Blackburn. Seconded by Commissioner Weaver. All Ayes, Motion Carried.

**7. Review and Recommendation – Final Plat of Subdivision: Woods of Aux Sable Unit 4 filed by Greg Leach**

James presented the staff report.

Blackburn asked if the drainage easement in the back would be pitched to not affect Lot 43.

James stated that the drainage area would be graded like a pond.

Blackburn asked how would the landowner know they can not build on the easement.

James stated the easement would show up on the plat of survey.

Madding asked if there are any examples of this type of drainage on any lots in the village.

Petrick said in Cherokee Ridge and Meadowlands the detention areas are within the lot lines and not in outlots. The early development of some of the Highlands have wet ponds on individual lots. This is not the typical way it is handled but has been done in the village.

Blackburn asked about the Lot 179 open space.

James said the original design was for an additional unit. Petrick said there currently are no plans for this area.

Larson asked if Lot 179 is zoned R-1.

Petrick said the zoning is R-1.

Blackburn asked if the woodlands on lot 179 would remain.

Petrick stated that the village would like to see Lot 179 stay wooded as it is difficult to plan with the trees on it.

Durkin asked if the detention pond to the west does not take into account the 6 lots.

James said not according to village records.

Applicant Greg Leach discussed the drainage plan for the area. He stated that they couldn't find documentation that unit 4 drains that way but believe it does. The compromise was to include a gentle grade in the rear yards for the sump pump discharge that would be pitched to the north to go to the creek to the pond and then to the river.

Blackburn clarified that there would be no direct pipe to the pond, but that the lots' run-off would get to pond overland.

Leach stated the sump pumps will drain in manholes placed between every other lot.

Petrick clarified that the detention in the rear yard was just for the homes. The streets drain to the storm sewer system in the road right of way.

Motion to recommend the village board approve the Final Plat of Subdivision subject to staff review and approval of final engineering made by Commissioner Madding. Seconded by Commissioner Blackburn. All Ayes, Motion Carried.

**8. Review and Recommendation** – Concept Plan Review; Southern Crossing Lots 7 and 8, Starbucks filed by Glazier Development, LLC

James presented the staff report.

Dan Abdo of Glazier Development was present to answer questions.

Ciarlette asked if the 2 extra lots were for future development and where a similar building in the area was located.

Dan Abdo stated this is a new prototype concept for Starbucks. Minooka was a hybrid between the old and the new prototypes. Glazier has 9 of the new design stores in the process currently with 5 or 6 under construction.

Larson asked if there would be any seating under the canopy.

Abdo stated that seating would only be located on the patio, which would include fencing.

Larson asked what the zoning was to the south.

James stated that the zoning is C-3 but with bigger lots.

Durkin stated that the crosswalk and walk connections to the lot were important and asked why the crosswalk was not closer to the drive-thru.

Abdo explained that Starbucks Corporate has a problem with it and requires that the crosswalk be away from the drive-thru to decrease conflicts.

Durkin stated that the plan should be heavily landscaped from the bike path to the lot to discourage crossing outside of the crosswalk and through the drive-thru.

Abdo stated that Starbucks is very sensitive to the amount of stacking for the drive-thru, which dictated the orientation of the building and drive-thru lane. The landscape plan would address the concern with heavy landscaping. He believed the extra landscaping space between the building and Route 6 would make it so you don't see the parking lot from the street, which makes it attractive for the community. The patio on the side of the building is appealing because it is not right in the parking lot.

Madding stated she liked that you don't have to cross the drive-thru to get into the building. She thinks that they should expect a lot of traffic from the high school.

Chairman Ciarlette inquired about the hours of the store.

Abdo stated that the hours vary per store needs and location, but typically stores close at 11:00 p.m. or maybe midnight if an active store.

Chairman Ciarlette stated it was a pretty building.

Weaver stated he thought it was a nice project.

Chairman Ciarlette asked to clarify the concept plan would go before the village board then come back to the commission.

James stated yes, that staff recommended they receive feedback before spending money on full engineering.

Blackburn stated that he thought the plan was very well thought out, the stacking was needed and the business would be a great addition out there. He hoped that it would get more businesses to come to the development.

Weaver agreed with Blackburn and thought the same size lots would be nice for future development.

Madding said it was a beautiful plan.

Blackburn asked if lots 9 and 10 would remain the same at this time.

Petrick answered use. These lots would be an option for bigger tenants.

Chairman Ciarlette summarized that the concept plan was favorable from the commission's perspective.

## **9. Other Business**

Pat Fleming a Minooka resident interested in a lot in the Woods of Aux Sable Unit 4 asked about the grading in the rear yards and whether fences and structures would be permitted in that area.

James stated that fences and structures would not be allowed in the easement. She said that staff could answer questions on the plan.

## **ADJOURNMENT**

Motion to adjourn made by Commissioner Blackburn. Seconded by Commissioner Larson. All Ayes, Motion Carried. 6:44 p.m.

### **Submitted by**

**Mary Jane Larson, Inspection Coordinator**