

Planning & Zoning Commission
March 11, 2019 - 6:00 p.m.

Call to order by Chairman Ciarlette.

Pledge of Allegiance

Roll Call: McCollom, Proffitt, Sergeant, Simon, Sullivan and Ciarlette. Commissioner Gray – Absent.

Village staff present were Director of Community Development & Information Systems Mike Petrick and Inspection Coordinator Mary Jane Larson.

A motion was made by Commissioner Simon and seconded by Commissioner Sergeant to approve the minutes of January 14, 2019.

Roll Call: All Ayes Motion Carried.

Mike Petrick read through the changes requested by Speedway. On December 17, 2018 the Village Board of Trustees approved the Speedway Planned Unit Development. Following that approval, the applicant has requested changes that were part of an exhibit to the Planned Unit Development. Per ordinance, minor modifications may be approved by the Planning & Zoning Commission – 156.136(F)(2).

The applicant is proposing to change the color scheme from the browns/tans that were the “Speedy Café” theme to the standard White/Gray theme of Speedway. Sign faces will also change to represent a typical Speedway versus the Speedy Café. Along with the color changes, the outdoor seating/dining area will also be eliminated. At the time of writing, the Village has not been provided any plans showing what will instead be placed in that area.

The complete request for changes as issued to the Village is below:

- Removal of the tan dither pattern on the canopy fascia. Speedway proposes to return to their standard white fascia with grey stripes. The red band will still remain around the top of the canopy.
- Removal of the outdoor seating area.
- Changing the color of the entrance gable from tan with tan trim to grey with white trim.
- Speedway proposes to remove the “made fresh for you!” tagline from the canopies.
- The ground mount sign will change from a brown “Café/Speedway” panel to a red “S” Speedway/Café logo. The sign color will change from brown to red.
- Signage will remain as approved on the elevations.

Staff finds that the previous theme and inclusion of outdoor seating provides a higher-class image than the new proposal. The intent of the development does not change, however, and constitutes a minor change to the Planned Unit Development – which is to be decided by the Planning & Zoning Commission.

Rob Sweet and Gary Caldwell, representing Speedway discussed the changes being requested.

The Commissioners did not have any concerns regarding the changes requested.

Motion to approve the proposed changes was made by Commissioner McCollom and seconded by Commissioner Simon.

Roll Call: All Ayes Motion Carried.

Mike Petrick read through the request brought by Core Homes for approval of the final plat of resubdivision for Villas of Keating Pointe Phase 2. In December 2017 the Village of Channahon approved a change to the Planned Unit Development for the Keating Pointe Subdivision. The attached townhomes were changed to be detached single family homes in what was characterized as a “detached townhome” style of development; the exterior of the homes and properties are maintained in their entirety by an association, but there are no shared party-walls. The first of three planned phases began construction in 2018, along with several necessary public improvement projects to the Keating Pointe subdivision, such as pond aerators.

Sales of the homes has been steady and Core Homes is now ready to plat the second phase of the subdivision. This converts 48 townhome lots into 31 lots for the single family detached lots, pursuant to the Planned Unit Development standards. The exterior dimensions of the lots lines do not move, and it is an adjustment to the internal lot division. A density reduction is realized by 5-plex and 4-plex townhomes becoming 3 homes; 3-plexes becoming 2 homes; and duplexes becoming a single home. There are no alterations to roadways or utility locations.

Staff finds the plat to be in conformance with the approved Planned Unit Development regulations and recommends the plat be approved. Recommendation by the Planning & Zoning Commission should be contingent on the Village Engineer’s review/approval of easement language.

John Major of Core Homes answered questions from the Commissioners regarding driveways. John Major said the driveways will be asphalt not concrete. The Commissioners are all happy to see that the project is going so well.

Motion to approve the Final Plat of Resubdivision for the Villas of Keating Pointe Phase 2 was made by Commissioner Sergeant and seconded by Commissioner Simon.

Roll Call: All Ayes Motion Carried.

Commissioner Proffitt and Commissioner Sergeant will be stepping down as members of the Village Zoning Commission. Both were thanked for their years of service with the Zoning Commission.

Mr. Mike Pershey was in attendance and he will be appointed at the next Village Board Meeting as a Commissioner on the Village Zoning Commission. Mr. Pershey will be attending the April 8, 2019 as a member of the Zoning Commission.

A motion to adjourn was made by Commissioner Simon and seconded by Commissioner Sergeant.

Roll Call: All Ayes Motion Carried. 6:31 p.m.