

Planning & Zoning Commission
June 10 2019 - 6:10 p.m.

Call to order by Chairman Ciarlette.

Pledge of Allegiance

Roll Call: Pershey, Madding, Simon and Ciarlette. Commissioners Gray, McCollom and Sullivan absent.

Village staff present were Director of Community Development & Information Systems Mike Petrick, Planner Karen James, Village Administrator Tom Durkin and Inspection Coordinator Mary Jane Larson.

Because there was not a quorum at the start of the meeting it was decided to discuss matters out of order as listed on the agenda.

Mike Petrick introduced Karen James the new Planner to the commission.

Karen James read through the background for the Concept Plan Review of the Peninsula at Ravine Woods Mixed Used Development.

In response to a changing and diversifying residential housing market and a highly selective commercial market, the property owner and potential developer are requesting review of a Concept Plan for the residential and mixed-use portion of The Peninsula at Ravine Woods subdivision. The entire property is approximately 12.3 acres in size, which includes the Dollar General Concept Plan also being presented for discussion on the PZC agenda. The Peninsula subdivision was previously approved through final plat then vacated during the Great Recession. The previous approvals included twelve (12) four (4) unit townhome buildings and three (3) commercial/mixed-use lots.

Prior Village Approvals regarding the property:

- March 2003 - Annexation of Ravine Woods subdivisions/property (Barr-Vav)
- November 2007 - The Peninsula at Ravine Woods PUD and Final Plat
- November 2010 - Vacation of Final plat

The proposed Concept Plan consists of the following:

- Full access to Route 6/Eames Street via a dedicated street
- Potential for gated neighborhood(s), location of the restricted gate access dependent upon road and neighborhood designs (i.e. part of the road being private, which neighborhoods are included in restricted access)
- Seventy-five (75) residential units of varied product lines
 - Four (4) tri-plex single-family attached buildings in two (2) clusters, twelve (12) units total
 - Eighteen (18) duplex single-family attached units
 - Twenty-five (25) detached villa units
 - Twenty (20) apartments, two (2) floors of ten (10) units each over first floor commercial
- Common open areas for all residential product types
- A commercial lot on the frontage of Route 6/Eames Street (see Dollar General Concept Plan)
- Future cross access to the east through the front commercial parking lot, which has potential for an additional right-in/right-out access to Route 6/Eames Street

The applicant has provided example elevations of the Villa and Duplex products. The Duplexes would be the same as are currently being built in Ravine Woods. The tri-plex ranches (6-plex clusters) are currently being designed as this is a new product for the applicant.

Staff's general comments on the Concept Plan design, which can be addressed prior to formal submittals include the following:

- Adequate coordinated cross access between the Dollar General lot and the Peninsula Concept Plan as well as to the future development located east should be included.
- Staff encourages shared, coordinated parking between the mixed-use building and the Dollar General site.
- The residential building envelopes within the three (3) neighborhoods should account for future deck and patio improvements. At minimum the subdivision covenants should allow for specified encroachment of the common areas by such things as decks and patios.
- The road in the north neighborhood should be revised to minimize the tight curves and awkward intersection. Staff recommends utilizing the unique features of the property to create a more natural flow within the neighborhood.
- Staff is concerned with the placement relationship between the duplex neighborhood and the adjacent neighborhoods particularly the rear of the mixed-use building. Additional road designs of this neighborhood should be explored in order to maximize a positive, self-contained duplex neighborhood with pleasant front yard views and less dead-end "streets".

Should the applicant decide to proceed forward with the project following PZC feedback, the process would include an amendment to the special use permit for a planned unit development, and preliminary and final plats of subdivision and Final Site Plan for the mixed-use lot.

6:26 p.m. – Jeff Simon, Commissioner joined the meeting.

Gene Briscoe and Bill Vessel proposed developers answered questions from the commission. Discussion followed.

The next item discussed was the Concept Plan Review for the Dollar General at Peninsula at Ravine Woods. Karen James read through the background.

Dollar General is requesting review of a Concept Plan for a second Channahon location. The Dollar General Concept Plan would be located on the front commercial lot of The Peninsula at Ravine Woods subdivision also being presented for discussion on the PZC agenda. The Peninsula subdivision was previously approved through final plat then vacated during the Great Recession. The previous approvals included twelve (12) four (4) unit townhome buildings and three (3) commercial/mixed-use lots.

Prior Village Approvals regarding the property:

- March 2003 - Annexation of Ravine Woods subdivisions/property (Barr-Vav)
- November 2007 - The Peninsula at Ravine Woods PUD and Final Plat
- November 2010 - Vacation of Final plat

The proposed Concept Plan consists of the following:

- Full access to Route 6/Eames Street via a dedicated Peninsula Drive
- 9,100 square foot one-story retail building
- Thirty (30) parking spaces including two (2) accessible spaces located near the front entrance of the building
- Eight (8) foot asphalt bike path along the frontage of Route 6/Eames Street

Staff's general comments on the Concept Plan design, which can be addressed prior to formal submittals include the following:

- The access to Peninsula Drive should be consolidated with the entrance to the mixed-use building.
- Adequate coordinated cross access between the Dollar General lot and the Peninsula Concept Plan as well as to the future development located east should be included. Cross-access to the east would provide for additional access to Route 6/Eames Street via a potential right-in/right-out access drive.
- Staff encourages shared, coordinated parking between the mixed-use building to the north and the Dollar General site.
- Given the visibility of the building from all sides, particularly from the proposed mixed-use building to the north, the architecture of the building and treatment of the dumpster enclosure and loading area is extremely important.

Should the applicant decide to proceed forward with the project following PZC feedback, the process would include an amendment to the special use permit for a planned unit development for The Peninsula at Ravine Woods, preliminary and final plats of subdivision, and Final Site Plan for the lot.

Gene Briscoe answered questions from the commission. Discussion followed.

With three Commissioners in attendance Karen Ciarlette Chairman of the Commission will be required to vote as needed.

A motion was made by Commissioner Pershey and seconded by Commissioner Madding to open the public hearing for the Special Use Permit for a drive-thru in the C-2 Community Shopping Zoning District and a Variation for reduction of parking by 20% from thirty-five (35) spaces to twenty-eight (28) spaces and pavement setback from twenty (20) feet to zero (0) feet: 25208 W. Eames Street.

Roll Call: All Ayes Motion Carried.

Karen James read through the background for the Application for the Special Use Permit. Property owner Themis Sparagis is requesting approval of a Special Use Permit for a drive-thru, Variations to reduce the setback from the front lot line to pavement from twenty (20) feet to zero (0) feet along Route 6/Eames Street and required parking by 20% from thirty-five (35) to twenty-eight (28) spaces, and Final Site Plan. Approval of the requests would allow for the construction of a 2,833 square foot drive-thru restaurant on a half-acre lot located at 25208 W. Eames Street. The site is generally located on the north side of the intersection of Reed and Route 6/Eames Street. The drive-thru restaurant would be the redevelopment of the Lone Star Restaurant, which was demolished following a fire in 2015. The new restaurant would cater more toward a fast, casual dining experience with drive-thru, take-out and eat-in services with an outdoor seating area. Given the restraints of the lot size/shape and the inclusion of site improvements meeting current village ordinances, the footprint of the restaurant is smaller than the former restaurant and variations are being requested to accommodate the redevelopment.

Site plan features include:

- 2,833 S.F. Building
- 28 parking spaces, including 2 accessible
- Drive-thru with 9 stacking spaces
- Masonry based monument sign with electronic messaging center
- Outdoor bench seating area with a refuse container for waiting customers
- 1 space for drive-thru waiting after pick up window
- Existing dumpster enclosure at the northeast corner of site
- Sidewalk and crosswalk connection from existing path on Route 6/Eames St
- New freestanding light poles and building mounted architectural lights
- Continuation of cross-access to the adjacent shopping center parking lot

All public hearing notices were completed in the manner and timing required. As of the writing of this report, Staff talked to three (3) people regarding the requests:

- The owner of Oak Leaf Plaza regarding coordination of improvement in the five (5) space at the shared property line;
- A local business owner interested in learning the details of the project and confirmation of the meeting details.
- A local resident asked for clarification regarding meeting details as the re-used public notice sign included an error in information. The notice sign was corrected within the same business day as the information being provided to staff.

The public hearing shall seek to find that the standards for a Variation as defined in 1576.197(C) are met, which are as follows:

(C) Standards.

- (1) The Planning and Zoning Commission shall not vary the provisions of this chapter as authorized in this section, unless it shall have made findings based upon the evidence presented to it in the following cases:
 - (a) That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;
 - (b) That the plight of the owner is due to unique circumstances; or
 - (c) That the variation, if granted, will not alter the essential character of the locality.

The public hearing shall seek to find that the standards for a Special Use as defined in 159.199(E) are met, which area as follows:

(E) Standards.

- (1) No special use permit may be granted unless:
 - (a) The proposed use is designated by this chapter as a special use in the district in which the use is to be located.
 - (b) The proposed use will comply with all applicable regulations in the district in which the use is to be located.
 - (c) The location and size of the proposed use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.

- (d) The location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site are such that the use will not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings.
- (e) Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining uses, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
- (f) The proposed use will not cause substantial injury to the value of other property in the neighborhood.
- (g) Conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board of any prior application for a special use

As with all Special Use Permits, if awarded the special use permit will expire in 6 months if no building permit is applied-for. This project will continue through engineering review and approval prior to issuance of a building permit.

Recommended Conditions of Approval:

1. Review and approval of engineering plans.
2. Staff review and approval of the photometric plan and final light pole locations.
3. The walk-in cooler/freezer located at the rear of the building shall be painted to match the color of the adjacent brick facade.
4. The southern aisle of parking spaces shall be striped at twenty (20) feet deep to comply with a minimum size of 180 square feet.
5. The applicant shall work with the Oak Leaf Plaza property owner to coordinate the final treatment of the resulting five (5) foot strip at the shared property line.
6. The small red signs shall be removed from the elevation plans as they are not compliant with the sign ordinance.

Property owner Themis Sparagis answered questions proposed by the commission. Discussion followed.

A motion was made by Commissioner Simon and seconded by Commissioner Madding to close the public hearing for the Special Use Permit for a drive-thru in the C-2 Community Shopping Zoning District and a Variation for reduction of parking by 20% from thirty-five (35) spaces to twenty-eight (28) spaces and pavement setback from twenty (20) feet to zero (0) feet: 25208 W. Eames Street.

Roll Call: All Ayes Motion Carried.

A motion was made by Commissioner Simon and Seconded by Commissioner Madding consider approval of the variation for reduction of parking by 20% from thirty-five (35) spaces to twenty-eight (28) spaces and pavement setback from twenty (20) feet to zero (0) feet: 25208 W. Eames Street.

Roll Call: All Ayes Motion Carried.

A motion was made to recommend a Special Use Permit for a drive-thru in the C-2 Community Shopping Zoning at 25208 W Eames Street to the Village Board by Commissioner Pershey and seconded by Commissioner Simon.

Roll Call: All Ayes Motion Carried.

A motion was made to recommend the Site Plan for the Lone Star Restaurant at 25208 W Eames Street to the Village Board by Commissioner Simon and seconded by Commissioner Pershey.

Karen James next read through the background of Core Homes Concept Plan for a 10,800 square foot multi-tenant commercial building on Lot 1 of Park Place Subdivision. Lot 1 is located at the northeast corner of the intersection of Route 6/Eames and McDonald Drive. The lot is approximately 1.51 acres with detention being provided on the adjacent lot to the north. The detention lot and the vacant residential lot at McDonald Drive and Penn Lane are also owned by Core Homes. To the best of staff's knowledge, the lot has not had any proposed site plans since the time of platting. In the 1990s. The lot is currently zoned C-3 General Business. Given the location of the property outside of Channahon's retail centers, the anticipated uses for the units would be office and services, many of which may want the ability to have indoor storage.

Prior Village Approvals regarding the property:

- November 1991 – Rezoning and PUD
- December 1993 – Rezoning and Amendment to PUD (current design/land uses)

The proposed Concept Plan consists of the following:

- Two (2) full access drives to McDonald Drive
- 10,800 square foot building with up to six (6) units and rear bay doors, the bay door of the easternmost unit might be on the east facade
- Thirty-one (31) parking spaces including two (2) accessible
- Buffer yard area along the north property line
- Elevations of the building have not been designed; the applicant has provided photos of similar projects for reference and discussion; Bay doors of the units are intended to be located at the rear and east facades

Staff's general comments on the Concept Plan design, which can be addressed prior to formal submittals include the following:

- Design of the rear of the building, dumpster enclosure area, and the rear buffer yard area are extremely important given the proximity to the residences of the Park Place Subdivision.
- The location of the southernmost access to McDonald Drive and any pedestrian improvements along Route 6 would require review and approval from IDOT.
- Given the angle of the McDonald Drive intersection, the landscaping and monument sign location within the front yard should be designed keeping in mind the visibility to Route 6 traffic.

Should the applicant decide to proceed forward with the project following PZC feedback, the process would consist of only a Final Site Plan.

John Major answered questions proposed by the commission. Discussion followed.

A motion was made by Commissioner Pershey and seconded by Commissioner Madding to approve the minutes of April 22, 2019.

Roll Call: All Ayes Motion Carried.

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

Roll Call: All Ayes Motion Carried. 8:20 p.m.