

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
JUNE 17, 2019**

Village President Missey Moorman Schumacher called the meeting to order at 6:00 p.m. with Trustees Greco, Host, Perinar, Scaggs and Slocum present.

Also present were Village Administrator Thomas Durkin, Director of Community Development and Information Systems Mike Petrick, Director of Public Works Ed Dolezal, Chief of Police Shane Casey, Finance Director Heather Wagonblott, Village Attorney David Silverman and Village Clerk Kristin Hall.

VP Moorman Schumacher informed everyone present that anyone who speaks at the meeting shall be deemed to have given his/her consent to the recording of their likeness and speech. This meeting is being recorded.

VILLAGE PRESIDENT

ADMINISTRATION DEPARTMENT

Durkin stated he had no formal items.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Discussion – An Ordinance Approving a Special Use Permit for a Drive-Thru to be located at 25208 W. Eames Street (Lone Star) 1st Read

Discussion – Final Site Plan for Lone Star Grill at 25208 W. Eames

Petrick stated property owner Themis Sparagis is requesting approval of a Special Use Permit for a drive-thru and approval of a Final Site Plan. He stated 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. He also stated the site is generally located on the north side of the intersection of Reed and Route 6/Eames Street. He further stated the drive-thru restaurant would be the redevelopment of the Lone Star Restaurant, which was demolished following a fire in 2015. He stated 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. He stated 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. He stated a public hearing was held by the Planning & Zoning Commission on June 10, 2019. He also stated during the public hearing two members of the public provided comments of support for the requests and asked a clarifying question of how many drive-thru stacking spaces were being provided in order to avoid a conflict with the Route 6 entrance. He further stated discussion by the Commission included:

- Clarification of whether sewer and water were being provided to the site (yes)
- Questions regarding number of seats available in the restaurant (52) and drive-thru stacking (9, exceeds code requirements)
- Clarification of the resulting five (5) foot strip between properties

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

He stated 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

He also stated staff recommended and the Planning & Zoning Commission agreed that the following conditions should be placed upon the special use permit:

Recommended Conditions of Approval:

1. *Staff 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.*

He stated following the public hearing, the Planning & Zoning Commission voted in favor of recommending the Special Use Permit and the Final Site Plan for Approval by the Village Board of Trustees, with the above conditions. He further stated the Planning and Zoning Commission voted to approve the 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. He stated the vote for all three requests were 4-0, in favor of recommendation.

Trustee McMillin entered the meeting at 6:11 p.m.

Trustee Perinar stated that Petrick mentioned at the Planning and Zoning Commission public hearing that the parking spaces that back up to the bike path were checked to make sure when a truck was backed in they would not encroach on the bike path.

Petrick stated we have tried to setback this pavement as far as possible. He stated a pickup truck has the largest overhang if it was to back in. He stated it would be more than any other car or other vehicle, either pulled in or backed in. He also stated if there was a pickup truck to back in, we tried to maximize the amount of distance between the edge of the bike path and where that vehicle would overhang. He stated it's not perfectly ideal but he thinks it's as good as you can get on this piece of property.

Trustee Perinar stated will they have concrete barriers there to be a stopping point.

Petrick stated no, it's a barrier curb.

Trustee Slocum asked if you could put no truck parking signs there.

Petrick stated we could possibly do that. He stated if you look at the way the site is laid out, if you had a pickup truck that was large and you wanted to back in somewhere, you are probably not going to pick these spaces. He stated they would probably go where they have more turning area on the site.

VP Moorman Schumacher stated it would only apply if they were backing in.

Petrick stated there is one other part that should be mentioned here. He stated there is a gap space along the edge of the parking lot. He also stated if you remember and are familiar with the former Lone Star site, there was a curb separating the two parking lots. He stated it would appear that the curb would be on the lot line, but it is not. He also stated that the curb is entirely on the shopping plaza's lot. He further stated that the proposed site puts the new curb on the lot line, which leaves a 5-foot gap of space. He stated they are working with the two property owners to make sure this gets addressed and we don't end up with a 5-foot area of dilapidated asphalt. He stated they've talked about a couple different options, but that is technically not the property of the Lone Star.

Trustee Host questioned whether this lot had to do special water hookup previously and are we all on board with that.

Petrick stated this property is served by municipal water and sewer. He stated prior to the fire, it did hook onto the Village sewer at that time and there was a special arrangement, which has since been satisfied.

Trustee Slocum asked what are the hours of operation.

Themis Sparagis, owner of Lone Star Grill, stated it depends on the business. He stated if people want it open late, we will stay late. He stated if we have more business in the morning, then he will open up in the morning too.

VP Moorman Schumacher stated based on public comments, she's pretty sure they are going to be very busy.

Trustee Greco asked about the construction schedule.

Mr. Sparagis stated they will be meeting with the architects the first week of July. He stated it will take a little bit of time with the contractors and builders. He stated he would like to be open around the end of October or beginning of November.

Discussion – Concept Plan for Peninsula at Ravine Woods

Petrick stated 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. He stated 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. He stated the Peninsula subdivision was previously approved through final plat then vacated during the Great Recession. He also stated 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

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

He stated should the applicant decide to proceed forward with the project following Board and 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. He also stated the Planning & Zoning Commission of the Village of Channahon reviewed the concept plan on June 10, 2019. He stated the overall opinion was mixed. He further stated the Commission discussion focused on the following:

- Questions regarding how the exterior improvements such as decks and patios would work within the common areas and building footprints;
- The placement of the gate within the road network and concerns for future private roadway maintenance/replacement given the small size of the HOA;
- Concern for changing of the product marketing in the future (i.e. age-restricted now but open to all buyers if not selling well) and for setting the prices too high for seniors, if that is truly the target market;
- The need for the common areas to include park/recreation amenities even if product is not targeted to families;
- Clarification of variations in product type and how apartments above the multi-tenant commercial building would work;
- Mixed feedback on the developer’s request to waive the requirement for basements based on a 55 and older target market;
- The need to see more detailed product designs of the tri-plex units.

Discussion – Concept Plan for Dollar General at Peninsula at Ravine Woods

Petrick stated Dollar General is requesting review of a Concept Plan for a second Channahon location. He stated 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. He also stated the Peninsula subdivision was previously approved through final plat then vacated during the Great Recession. He stated the previous approvals included twelve (12) four (4) unit townhome buildings and three (3) commercial/mixed-use lots.

He stated 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

He stated 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 directly north of the proposed location.
- 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.

He stated should the applicant decide to proceed forward with the project following Board and 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. He also stated the Planning & Zoning Commission of the Village of Channahon reviewed the concept plan on June 10, 2019. He stated the overall opinion was mixed. He further stated the Commission discussion focused on the following:

- Questions regarding whether a stop light would be warranted at Peninsula Drive and Route 6;
- Clarification of why the drive aisle in front of the store entrance would need to be 45' wide. Response was that this was for delivery truck maneuvers;
- The desire to see more mixed-use development on this lot;
- The importance of following the Village design standards for commercial.

VP Moorman Schumacher stated at PZC hearing they were talking about potential access roads to the east.

Petrick stated we would want to make sure that cross-access is maintained. He stated he thinks that this needs two points of access and is an absolute necessity.

VP Moorman Schumacher asked where trucks would deliver to Dollar General.

Petrick stated the truck would pull in, back up, unload at the front of the store and then leave.

Trustee Slocum asked where the entrance of the actual store would be in relation to Route 6.

Petrick stated we've looked at a couple different ways to lay this building out and he thinks a lot of it has to do with where the driveway would come in. He stated IDOT's control of Route 6 and it's specifications for how far a driveway has to sit off of Route 6, the driveway has to be in the back. He stated we've looked at other options and so far this is what they've proposed they are most comfortable with.

Durkin stated the original PUD showed two commercial lots, one building closer to Route 6 and one building in the back and a shared parking area in between.

A discussion regarding the location of the access road took place.

Bill Vessel, of Blackjack Builders explained the concept of the proposed villas. He stated it is undecided on whether to do an age restriction to age 55 and over. He stated there is a lot of people inquiring at his current duplex development if we had anything 55 and over. He also stated they are doing the same product in Minooka and the price range on those are \$230,000. He stated they are all going to be made floor master bedrooms. He also stated when he first started in Ravine Woods, he was asked if he had any wooded lots and he did not. He further stated that those lots in the back are probably going to sell quickly. He also stated as far as the gate is concerned, if we decide to age restrict the community there needs to be more thought about the location.

Trustee Perinar asked about the commercial lot with apartment buildings on top, if that would back up to the Dollar General.

Mr. Vessel stated yes, however, they do not have any formal sketches of what that would look like yet. He stated they would dress up the back, so that someone would not be looking at the back of a shopping center.

VP Moorman Schumacher asked how big the six-plexes were and if there were any others around.

Gene Briscoe, developer of Ravine Woods, stated they are around 1,500 square feet with two car garages and they are located in Carillon in Romeoville. He stated they have two bedrooms and two bathrooms in most units. He stated the section of Carillon that he is familiar with has been there for about 15 years and there are about 75 of those six-plex units. He stated they sell and rent quick. He stated the price point is between \$200,000-\$210,000.

Petrick stated our building code does require basements and they are proposing to do basements under some, none or a mixture.

A discussion took place regarding the basements and the density of the subdivision.

VP Moorman Schumacher stated that an age restricted community is a lot different than unrestricted community. She stated a more dense 55 and over community is one thing, having a bunch of families with kids that impacts the school with that kind of density is a different thing.

Mr. Vessel stated if anything the back half of the development would be the 55 and over and the six-plexes would be multi-family. He stated he wants to have options for everybody.

A discussion about the layout and the density of the property took place.

Discussion – Concept Plan for Park Place Lot 1 Multi-Tenant Building

Petrick stated Core Homes is requesting review of a Concept Plan for a 10,800 square foot multi-tenant commercial building on Lot 1 of Park Place Subdivision. He stated Lot 1 is located at the northeast corner of the intersection of Route 6/Eames and McDonald Drive. He also stated the lot is approximately 1.51 acres with detention being provided on the adjacent lot to the north. He

stated the detention lot and the vacant residential lot at McDonald Drive and Penn Lane are also owned by Core Homes. He stated to the best of staff's knowledge, the lot has not had any proposed site plans since the time of platting. He also stated the lot is currently zoned C-3 General Business. He stated 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 (north) and east facades

He stated 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.

He stated should the applicant decide to proceed forward with the project following Board and PZC feedback, the process would consist of only a Final Site Plan. He stated the Planning & Zoning Commission of the Village of Channahon reviewed the concept plan on June 10, 2019. He stated the overall opinion was favorable. He also stated the Commission discussion focused on the following:

- Confirmation that outdoor storage of products would not be included for the uses of the building and that the building would meet the village design standards;
- Clarification that the neighboring residents would not need to be notified if the project did not need a variation or special use permit;
- Whether any tenants have been identified, and the types of office/quasi-retail/recreational users that are seeking these types of spaces;
- The high importance of the treatment of the landscaping and berms in the rear adjacent to the existing residential.

Petrick stated this is an early concept and there are some things that need to be addressed. He stated staff's most important thing that we thought is that you are going to have to maintain a

nice, landscape buffer to the north, because this building is going to be visible to all of those homes to the north. He stated there would be no need for a Special Use Permit for this since it is zoned as C3 district. He stated this would be an approved use, so there would be no zoning hearings, unless he reconfigures the lots or changes the PUD as it is.

VP Moorman Schumacher asked what kinds of uses are allowed in the C3 district.

Petrick stated C3 is our general business district and it's very broad. He stated until you get into the automotive uses, which is a C4; you can do almost anything. He stated if this moves forward we will look for clarification of what is allowed.

VP Moorman Schumacher stated the importance of need for emergency vehicle access to these areas.

FINANCE DEPARTMENT

Discussion – An Ordinance Amending the Village of Channahon Annual Budget for Fiscal Year 2018-2019 (May 1, 2018 – April 30, 2019) – 1st Read

Wagonblott stated in your packet was a summary of the proposed amended budget for Fiscal Year 2018-2019. She stated the Board adopted the original budget on April 2, 2018, as Ordinance 1929. She further stated during each year's annual budget process, revenues and expenses are estimated based on past amounts or future anticipated amounts. She stated typically, throughout the fiscal year, there are unexpected expenses, incurred unexpected revenues that were originally anticipated may not be realized, so as a result of these unforeseen and unexpected circumstances budget amendments are proposed each fiscal year to the Board for approval, subsequent to April 30th. She further stated the budget amendment ordinance suggests the final budget amounts reported in the annual financial statements making the amounts more accurately reflected. She stated the summary documents each line item that is included in the budget amendment ordinance, as well as those line items that did not require an amendment. She further stated that only under-budget revenues and over-budgeted expenses have been proposed in the budget ordinance amendment. She stated if additional revenues were received, that is not included in the budget amendments, it would just show as an over budgeted revenue. She also stated if the expenses were under budget, which was also not included. She stated a couple highlights, within the budget amendment ordinance that is proposed, the General Fund had 46% of the revenue line items over budget by approximately, \$1.8 million, which means the Village received additional revenues than were originally anticipated or budgeted. She also stated the budget amendment also address the additional 54% of revenue line items that were under budget, by approximately, \$2 million. She stated if the proposed budget amendments are approved, the audited financial statements for fiscal year 2018-2019 would reflect approximately \$780,000 of revenues in excess of the budget. She also noted that these are all unaudited numbers so they will be fluctuating until we are through with the final audited financial statements. She stated the General Expense side we have 76% of line items under budget, by approximately \$1.9 million, which means that the Village did not expend money for these originally anticipated or originally budgeted items. She stated the budget amendment address the other 24% that were over budget, by approximately \$900,000. She stated if the proposed budget amendments are approved, the audited financial statements for fiscal year 2018-2019 would reflect approximately \$1.9 million of expenses below the budget and the net effect of the actual revenues and expenses for the General Fund would

result in approximately \$600,000 in fund reserves. She stated that budget amendments are a matter of practice so that the Village does not have a significant budget to actual variance in the final audited financial statements, which would warrant a management letter comment. She stated staff is looking for a waiver of second read and approval.

POLICE DEPARTMENT

Casey stated he had no formal items.

PUBLIC WORKS DEPARTMENT

Discussion – A Resolution to Enter into a Utility Permit Agreement with Speedway LLC

Dolezal stated Speedway, per their development agreement, has to install some water main in the IDOT right of way. He stated they felt it would be simpler and we agreed, if the Village is the applicant.

Discussion – 2019 Striping Project

Dolezal stated the Board previously awarded the 2019 Bituminous Surface Treatment (Chip Seal) project which includes treatment of Ridge Rd (from Hansel Rd to the ComEd easement near Woods of Aux Sable) and Hansel Rd (from Ridge Rd to McLinden Rd), amongst others. He stated the Striping Project replaces current pavement markings which will be covered by the chip seal work. He stated Bid Opening was held June 13, 2019 with the following results: Low bidder was A.C. Pavement Striping at \$17,420.85; Mark It Striping - \$18,690.95; Marking Specialists Corp - \$19,970.00; RoadSafe Traffic Systems, Inc. - \$120,000.00. He stated this work will be paid for using 2019 local road maintenance funds budgeted for this work.

Discussion – Hiring of Engineering Tech

Dolezal stated pursuant to the last Executive Session we made an offer to Gabe Zavala to become our Engineering Technician at the rate of \$63,000 annually. He stated this is really an employment transfer.

COMMUNICATIONS

Durkin stated he handed out to the Board a PowerPoint presentation given last week at the project workshop for IDOT. He stated it was meeting #7, so that it quickly approaching the end of the study. He did want to note, on page 3 of that document, is the current fiscal year and the dollars that are programed and it's consistent with what has been talked about being done to I-80 this year.

PUBLIC COMMENT

EXECUTIVE SESSION

The Committee of the Whole was adjourned at 7:06 p.m.

Submitted by
Kristin Hall
Village Clerk

