

**CHANNAHON PLANNING AND ZONING COMMISSION
MEETING**

April 8, 2013

Chairperson Karen Ciarlette called the meeting to order at 6:04 pm.

Ms. Ciarlette led the Pledge of Allegiance.

Ms. Ciarlette asked for a Roll Call.

Commissioners present: Karen Ciarlette, James Proffitt, Chantal Host, Casey McCollom, Jeff Simon and Phil Loizon

Also present was Director of Community Development Mike McMahon.

A quorum was declared present.

Approval of the March 11, 2013 Minutes

Mr. Proffitt made a motion to approve the March 11, 2013 meeting minutes. Seconded by Mr. McCollom.

VOTE: ALL AYES

MOTION CARRIED

Ordinance to Amend the Channahon Zoning Regulations – Public Hearing

Ms. Ciarlette asked for a motion to open the Public Hearing.

Mr. Loizon made a motion to open the Public Hearing. Seconded by Mr. Proffitt.

VOTE: ALL AYES

MOTION CARRIED

Mr. McMahon presented the Ordinance to amend the Channahon Zoning Regulations and read staff memo.

At the February 11, 2013, Planning and Zoning Commission Meeting, Village staff presented a policy regulating situations when two adjoining residential lots are under single ownership. The policy specifically addressed water service, accessory structures, and driveways. That policy was approved and a recommendation was forwarded to the Village Board of Trustees.

At the February 18, 2013, Village Board meeting, staff again presented the policy and the PZC recommendation. The Village Board approved the policy and at the opinion of the Village Attorney directed staff to prepare the necessary ordinances to officially adopt the policies.

Attached is an Ordinance that amends the Village Zoning regulations that defines and allows ancillary structures to be permitted on empty lots when that lot is owned by an adjacent property owner who has a principal structure in place. The ordinance also amends the accessory use portions of the R-1 and R-2 Zoning Districts.

Mr. McMahon added that the extra water service issue is being addressed by Public Works. It is staff's opinion that the extra service should only be removed when a house is built on the interior lot line of two lots.

Ms. Ciarlette asked if anyone in the audience would like to speak on this ordinance.

Hearing and seeing no one she asked for additional comments from the Commissioners.

After a brief discussion she asked for a motion to close the Public Hearing.

Mr. Loizon made the motion. Seconded by Ms. Host.

VOTE: ALL AYES

MOTION CARRIED

Ketone Partners (Material Services) Concept Plan

Mr. McMahon read the staff memo.

Ketone Partners, LLC is the contract purchaser of approximately 263 acres of vacant land located south of the intersection of U.S. Route 6 and Bluff Road. This is the former Material Services Property (Property).

The zoning and uses surrounding the property are:

North: Commercial, Institutional, Residential
South: Open Space
East: Open Space, Recreational
West: R-2 Single Family

The existing zoning on the property is R-1 Single Family and the future land use is Residential and Commercial.

Ketone is proposing to acquire the Property and resume mining operations designed so that in the future the Property can be developed with a low-density residential subdivision and limited commercial. The proposed development will feature a large lake surrounded on three sides by residential lots in excess of one acre each facing both the lake and Heritage Bluffs Golf Course. The residential development is proposed to be gated, with private roads and connected to Village water and sewer. The proposed commercial uses are planned for portions of the Property fronting Route 6 and Bluff Road.

Mining operations would be similar in nature to mining operations in the past. The Property is subject to an existing Special Use Permit (SUP) that currently allows mining of construction materials (mostly sand and gravel). The annexation agreement has expired but the SUP has not. The development plan outlined in the current SUP called for a medium to high-density residential and commercial development upon completion of the mining activities.

Village staff and Ketone are currently negotiating a new Special Use Permit that recognizes the Ketone's right to mine, better describes the new residential plan, and further address and clarifies certain existing provisions relating to sewer and water services. It is anticipated that a

new Preliminary PUD Plat or a new Area Wide Plan similar to this concept plan will be approved through the new SUP that will be brought before the PZC and Village Board in May.

Ketone Partners would like the PZC's opinion on the residential & commercial development concept plan and the resumption of mining operations.

We are also working out a recapture fee the village assigned to the property for the sewer installation along the west side of the property.

Kyle Schuhmacher is here to answer any of your questions.

Ms. Ciarlette asked Mr. McMahon to clarify the annexation agreement and SUP again.

Mr. McMahon stated the SUP has a clause that it does not sunset or expire and is a mirror of the annexation agreement that has expired so anyone who owns the property has the right to mine it under those terms.

Mr. Simon asked if the adjacent residential is on wells or village water.

Mr. McMahon said it was a mix with the majority having their own wells.

Mr. Simon then asked how the lake water with houses surrounding it might affect those wells.

Mr. McMahon stated the site has five monitory wells and samples of water will be taken regularly.

Mr. Schuhmacher added that a hydrology study was done in 1992 and a base line was established. It stated that mining should not affect the aquifer that the residents use for water.

Mr. Schuhmacher stated that when they close on the property, testing will be conducted on the water in those monitory wells to create a new base line that they will then be held to.

Mr. Simon was more concerned with fertilizer and street run off and asked if the EPA would be involved.

Mr. McMahon stated the EPA might be involved for testing the samples. He added that they are not required to receive a permit from the State to mine as long as they mine no more than 10 acres.

Mr. Proffitt asked about the topography of the lake.

Mr. Schuhmacher stated the property when finished will be pretty flat with no large grade changes.

Ms. Host stated the lake looks close to the one acre lots and how would erosion be addressed.

Mr. McMahon stated that when mining is completed and they want to begin development it will have to go through the subdivision process to include civil engineering and those issues will be dealt with then.

Mr. Loizon asked when they would begin building homes.

Mr. Schuhmacher stated they are looking at 10-15 years of mining and if they can phase the development of homes they would be begin selling lots sooner.

Mr. Proffitt asked how they would control dust during mining.

Mr. Schuhmacher stated it's his understanding that the only effect the former mining operation had with dust and debris was on Route 6 and was taken care of with sweepers.

Mr. McMahon stated the former mining operation also controlled dust with water being sprayed on the active mining areas during dry seasons.

Ms. Ciarlette asked if we received complaints from nearby residents.

Mr. McMahon stated we did but not from Channahon Proper residents. They were more from the Springbrook subdivision related to noise.

Mr. Loizon asked about the housing types.

Mr. Schuhmacher stated he does not build homes so no product has been identified other than this would be roughly 90 units, and a higher end gated community with commercial along Rt. 6 and Bluff. Townhomes previously proposed would be excluded.

He continued that there are three proposed access points but no through streets: Bluff Rd., Joliet Rd., and near Front street.

Mr. McMahon explained the Village is seeking right of way near the south end for a future realignment of Front Street to accommodate Mayor Cook's vision of a river walk development along the river.

Hearing no more comments Mr. McMahon stated he thinks you have a positive response from the commissioners.

Adjournment

Ms. Ciarlette asked for a motion to adjourn.

Mr. Loizon made a motion to adjourn the meeting. Seconded by Mr. Host.

VOTE: ALL AYES

MOTION CARRIED