

**CHANNAHON PLANNING AND ZONING COMMISSION
MEETING**

March 11, 2013

Chairperson Karen Ciarlette called the meeting to order at 6:00 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 February 11, 2013 Minutes

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

VOTE: ALL AYES

MOTION CARRIED

Ordinance to adopt the 2013 Official Village Zoning Map – 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 Ms. Host.

VOTE: ALL AYES

MOTION CARRIED

Mr. McMahon presented the Ordinance to adopt the 2013 Official Village Zoning Map.

In accordance with Illinois State Statutes (65 ILCS 5/11-13-19), the Village is required to annually publish and adopt the Village's Official Zoning Map. A copy of the revised Zoning Map based on rezoning of properties in calendar year 2011 is attached.

1. Ordinance 1732 Rezoning six parcels totaling 126.74 acres located at the southeast corner of U.S. Route 6 and Tabler Road in Section 21, Aux Sable Township or 5725 E. U.S. Route 6 from R-1 Single Family to I-2 Intensive Industrial District.
2. Ordinance 1724 Rezoning 2 parcels totaling 13.5 acres located at 24165 W. Eames from R-1 Single Family to C-4 Automotive Service District.

Chairperson Ciarlette asked if anyone in audience would like speak on this ordinance. Hearing and seeing no one she asked for comments from the Commissioners.

Hearing no comments Chairperson Ciarlette requested a motion to close the public hearing.

Jeff Simon made the motion to close the Public Hearing. Seconded by James Proffitt.

VOTE: ALL AYES

MOTION CARRIED

Ms. Host made a motion to recommend approval of the Ordinance adopting the 2013 Official Zoning Map. Seconded by Mr. Loizon.

VOTE: ALL AYES

MOTION CARRIED

Senior Living at Ravine Woods – Preliminary PUD Plat – Public Hearing

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

Ms. Host made a motion to open the Public Hearing. Seconded by Mr. Simon.

VOTE: ALL AYES

MOTION CARRIED

Mr. McMahon presented the Senior Living at Ravine Woods – Preliminary PUD Plat.

In 2003, an annexation agreement was executed by the Village and Barr-Vav Channahon, LLC. This agreement laid the groundwork for what later become known as Ravine Woods. The agreement outlined several developments with a mix of single-family, multi-family and commercial zoning.

In November 2007, the Village approved the Peninsula at Ravine Woods Final Plat, P.U.D. Since that approval, no development has taken place at the subject site. In November 2009, Village Board of Trustees approved a Plat of Vacation for the development and approved a development agreement to allow the improvement guarantee to be released.

Over the past several years, Channahon Senior Living, LP (CSL) has been working to construct a senior affordable housing project on the Peninsula site. On November 14, 2011, the PZC reviewed a concept plan for this project. The minutes of that meeting are attached.

Recently, the Village received a Special Use Permit Application for a Preliminary Planned Unit Development. CSL is requesting to initiate the development of the site through a Preliminary PUD Plat process. This plan is the same plan that came before the Village in 2011 and fully replaces the proposed townhome development from 2007. The Final PUD Plat and/or Site Plans will come before the PZC and Village Board in the future. The current PUD Plat divides the site into 5 lots with lot 2 designated as an affordable senior independent living apartment facility.

The proposed project is a 60 to 100 unit facility with the majority of the units to be one bedroom units. There will be no on site medical personal provided. The building will be sprinkled for fire suppression with elevators, a common room and kitchen, and a small unmanned medical office.

CSL will be applying for tax credits through the *Illinois Housing Development Authority* to assist with reduced rents. This will be CSL's third attempt at requesting these tax credits. The tax

credits will also allow CSL to lease a majority of the unit's at 60% of the current market rate. Only individuals 55 and over will be allowed to reside at the facility.

If the Planning and Zoning Commission elects to make a recommendation of approval to the Village Board, staff has provided the following findings of fact setting forth the reasons for the recommendation. The findings shall set forth with particularity in what respects the proposal would be in the public interest including but not limited to findings of fact on the requirements set forth in this section.

- A. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.
- B. The planned unit development meets the requirements and standards of the planned unit development regulations.
- C. The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.
- D. Open space areas and recreational facilities are provided.
- E. The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.
- F. The planned unit development is compatible with the adjacent properties and the neighborhood.
- G. The planned unit development fulfills the objectives of the Comprehensive Plan and planning policies of the Village.

Mr. McMahon then turned the floor over to developer Gene Briscoe.

Mr. Briscoe began by stating this is the third attempt to receive the tax credits from the Illinois Housing Development Authority. This project will be similar to the project in Shorewood called Alden Senior Living on Black Road.

As an offset of the tax credits they will lower the rents for seniors 55 and over for 15 plus years. It is not section 8 housing. It will be a three story 60 unit building with 48 one bedrooms and 12 two bedrooms. No medical onsite.

The Plat is similar to the one that was approved in 2007 for Townhomes except for one building for the senior living. The commercial lots along US 6 remain.

Mr. Simon asked if there are requirements for receiving the tax credits?

Mr. Briscoe stated there are extensive requirements from the state.

Mr. Simon asked if anyone from the Village has read it and Mr. McMahon replied no. He went on to say this is not a Village project and the development will pay local property taxes.

Mr. Simon then asked if this could be converted to Section 8. Mr. Briscoe replied that this is not a Section 8 development and they have no intentions to accept Section 8 vouchers after their tax credit agreement in 15 years is completed with the State and most likely they would apply again for tax credits to keep the project senior affordable.

A discussion continued concerning the tax credits, Section 8 vouchers and similar developments.

Mr. Simon questioned who polices that residents are eligible? Mr. Briscoe said the State requires residents prove their eligibility annually.

Mr. Briscoe stated that they have to be fully occupied with 90 days of occupancy and currently have 110 people on a waiting list with many from the Channahon area. A typical person receives \$900 social security a month and they have 12 units at \$393 per month.

Mr. Proffitt asked at what point would Phase II be built? Mr. Briscoe replied that if everything goes well with Phase I, Phase II could begin within two to three years.

Ms. Host asked if there are any accommodations for construction such as using certain companies. Mr. Briscoe stated that local companies will have the opportunity to bid the project.

Mr. Loizon asked about using local labor. Mr. Briscoe replied that there is no requirement from the State but they intend to use unionized local labor.

Mr. Proffitt asked about the rest of the lots on the Plat. Mr. Briscoe replied that originally units 4, 5 and 6 would be commercial and 1 and 3 were for townhomes. Now, lot 2 would be the senior housing and the remaining commercial.

Mr. McCollom asked about drainage since he does not see it donated on the plat. Mr. Briscoe replied that it is located in the southeast corner of the original lot 59.

Mr. McCollom then asked if the road proposed is private or public. Mr. McMahon replied that it will be a public road to the entrance of the housing development.

Mr. McCollom asked about another access to US 6. Mr. McMahon replied that there is a driveway cut on to the property to the east and it is the intent to have cross access.

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

A woman in the audience asked to speak and was sworn in. She did not identify herself and asked how close the building will be to the duplexes to the east. Mr. McMahon gave her a copy of the preliminary plat and stated approximately 75'.

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

Hearing and seeing no further comments from the floor she asked for comments from the Commissioners.

Hearing no comments Ms. Ciarlette requested a motion to close the public hearing.

Ms. Host made a motion to close the Public Hearing. Seconded by Mr. Simon.

VOTE: ALL AYES

MOTION CARRIED

Ms. Ciarlette requested a motion to recommend approval of the Preliminary PUD Plat and Special Use Permit to the Village Board of Trustees.

Ms. Host made a motion to recommend approval. Seconded by Mr. Simon.

Ms. Ciarlette asked for a roll call vote.

James Proffitt	Yes
Chantal Host	Yes
Casey McCollom	Yes
Jeff Simon	Yes
Phil Loizon	No

MOTION CARRIED

Amazing Trucking Concept Plan

Mr. McMahon presented the Amazing Trucking Concept Plan memo. He said the concept plan was not ready by the time the agenda was prepared and has been distributed at the meeting.

Amazing Trucking Corporation has a contract to purchase Lot 9 in the Riverside Industrial Park. Amazing Trucking is a regional intermodal company specializing in “Just in Time” freight movement. The company was founded in 2008 and has been growing ever since. Amazing has two terminals; one in Chicago and the second in Omaha, NE. They also have two satellite locations in Indianapolis and Detroit. Amazing is looking to locate their Chicago terminal closer to the intermodal yards in Elwood and Joliet. The company employs a total of 30 full time employees between office staff, company drivers and support staff with another 35 independent contractors.

The proposed Channahon terminal will offer no warehousing or cross-docking (i.e. no freight transfer from one piece of equipment to another). All transactions are daily moves. It will have offices for administrative staff, a shop for light maintenance of their own fleet and parking for their trucks and empty containers/trailers. No other companies will have access to the site. No container stacking or storage will take place.

It is staffs’ determination that this property is zoned properly for this type of operation. No special use permit is required.

Mr. McMahon asked the applicant, Gianni Harusha, how large the building will be; 4,700 sq.ft.

Mr. Loizon asked about container stacking.

Mr. Harusha stepped forward and explained that this site is for his fleet only and that no stacking of containers, chassis or loads will take place.

Mr. Proffitt asked about how many trucks will be entering and exiting a day. Mr. Harusha stated that about approximately 50 trips a day over 24 hours. He went on to say his fleet typically leaves in the morning and returns in the evening. The yard will be secured with an automated gate and security 24/7.

Ms. Host asked about the maintenance of the trucks. Mr. Harusha stated that the facility will have two bays for light maintenance only. Any heavy maintenance will take place at third party or the dealership.

Ms. Ciarlette asked for any other comments. She then asked if there were any objections to the plan and use; she heard none.

Adjournment

Ms. Ciarlette asked for a motion to adjourn.

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

VOTE: ALL AYES

MOTION CARRIED