

PLANNING & ZONING COMMISSION

August 8, 2022

6:00 p.m.

Channahon Municipal Center (Board Room)
24555 S Navajo Drive
Channahon, IL 60410

1. Call to Order

Meeting called to order at 6:00 p.m.

2. Pledge of Allegiance

3. Roll Call

Present: Commissioners Madding, Ciarlette, Larson, Thurlby, Weaver, Gregory and Chairman Blackburn.

Others Present: Mike Petrick, Director of Community Development & Information Systems; Karen James, Planner; Tom Durkin, Village Administrator; Mary Jane Larson, Inspections Coordinator

4. Public Comment

None

The Commission welcomed Ben Gregory to the Planning and Zoning Commission. All introduced themselves.

5. Approval of Minutes – July 11, 2022

Motion to approve the minutes of the July 11, 2022 meeting of the Planning and Zoning Commission made by Commissioner Thurlby. Seconded by Commissioner Madding. All Ayes, Gregory abstained. Motion Carried.

6. Public Hearing – Application for Rezoning to I-2 Intensive Industrial District upon Annexation: 45.068 acres located south of US Route 6 and the CSX Railroad, west of Tabler Road, and east and north of the Aux Sable Creek filed by Village of Channahon

Motion to open the public hearing made by Commissioner Ciarlette. Seconded by Commissioner Thurlby. All Ayes, Motion Carried.

Karen James presented the staff report.

Chairman Blackburn asked if anyone contacted the Village with questions regarding this item.

James stated no. James said some of the adjacent properties were involved in the acquisition of right of way for a future road to get to the property.

Commissioner Ciarlette asked for clarification on the zoning being requested as the staff report "Action Requested" noted I-1. James informed the Commission that this was a typo and the correct zoning would be I-2.

Blackburn asked if there is a plan for wastewater treatment plant and a timeline to construct.

Durkin stated the village is getting a quote from a consultant on the design of the plant to start that process. The process would take a while with construction and permitting approval with the State of Illinois and the EPA. It would probably be 4 to 5 years away for a plant to be operational to treat the wastewater on the west side of the community.

Commissioner Thurlby asked if the plant would be a replace of an existing facility or a new facility.

Durkin answered that this would be a new facility to service the west side of town.

Commissioner Gregory asked whether the properties not marked as industrial on the map are in the village and whether the I-2 zoning was compatible with adjacent uses.

Durkin said any properties not marked with village zoning colors are not annexed in to the village. James stated that the Comprehensive Plan designates the area for industrial uses and the existing businesses in the immediate area are heavy industrial, therefore the I-2 would be compatible.

Motion to close the public hearing made by Commissioner Thurlby. Seconded by Commissioner Ciarlette. All Ayes, Motion Carried.

- 7. Review and Recommendation** – Zoning Change to I-2 Intensive Industrial District upon Annexation: 45.068 acres located south of US Route 6 and the CSX Railroad, west of Tabler Road, and east and north of the Aux Sable Creek filed by Village of Channahon

Motion to recommend that the Village Board approve the Rezoning to I-2 Intensive Industrial District made by Commissioner Weaver. Seconded by Commissioner Thurlby. All Ayes, Motion Carried.

- 8. Review and Recommendation** – Final Plat of Subdivision: Southern Crossings Second Resubdivision of Unit 2 filed by Glazier Development, LLC.
- 9. Review and Recommendation** – Site Plan: Starbucks, Southern Crossings Lot 7A filed by Glazier Development, LLC.

James presented staff report.

Ciarlette asked if the trash area would face Rt. 6. Petrick stated no it will not, it is near the internal access drive.

Larson asked if this Starbucks would be the same design as the Joliet Starbucks by the mall. Dan Abdo from Glazier Development said no, the Joliet store would be in a multi-unit tenant property. The Channahon Starbucks would be a free-standing property. Glazier is not involved with the

Joliet location. He stated that most free-standing stores are the same size when they are the prototype. Channahon would have all brick, but the prototype includes EIFS. Abdo had provided staff with photographs of the Romeoville store that had just opened. The images were displayed on the screen.

Durkin asked if the Channahon location would have the same light poles as the Romeoville location.

Abdo replied that the Romeoville location has the decorative light fixtures required by the development's design standards. Channahon would not have these fixtures.

Blackburn stated he thinks this is a great plan, is looking forward to it, and believes it will be a benefit to the community.

Abdo complimented village staff on their assistance working on this project.

Motion to recommend the village board approve the Final Plat of Subdivision, subject to staff review and approval of final engineering by Commissioner Larson. Seconded by Commissioner Madding. All Ayes, Motion Carried.

Motion to recommend the village board approve the Site Plan subject to staff review and approval of final engineering, and recording of the final plat of subdivision made by Commissioner Ciarlette. Seconded by Commissioner Thurlby. All Ayes, Motion Carried.

10. Review and Recommendation – Final Plat of Subdivision: Utility Concrete (2495 Bungalow Road) filed by Utility Concrete Products, LLC.

11. Review and Recommendation – Site Plan: Utility Concrete North Expansion, 2495 Bungalow Road filed by Utility Concrete; to allow for the construction of a 50,000 square foot metal building, gravel storage yard, parking lot, and two (2) detention ponds for the expansion of Utility Concrete operations.

James presented staff report.

Ciarlette asked what would be stored in the building.

Jason Wiesbrock of Spaceco, Inc. said the building would be used for manufacturing concrete blocks like the types used on the interstates. Storage would be in the yard area.

Ciarlette asked if there are any other buildings on this site now. Wiesbrock said no there are not any buildings the land is currently farmland, but that Utility Concrete had buildings on the property to the south.

Durkin asked how much more truck traffic would there be from the project. Wiesbrock does not have that information available.

Commissioner Weaver asked to clarify that Utility Concrete made their own concrete on sight, resulting in only shipping traffic increases.

Wiesbrock stated that Commissioner Weaver was correct.

Motion to recommend the village board approve the Final Plat of Subdivision subject to staff review and approval of final engineering made by Commissioner Ciarlette. Seconded by Commissioner Larson. All Ayes, Motion Carried.

Motion to recommend that the village board approve the Site Plan subject to staff review and approval of final engineering, staff review and approval of the landscape plan, and recording of the final plat of subdivision made by Commissioner Ciarlette. Seconded by Commissioner Madding. All Ayes, Motion Carried.

12. Review and Recommendation – Concept Plan Review; Villas of Keating pointe Phase 4 filed by Core Homes, LLC.

Petrick said this is a concept plan review and does not require a vote.

James presented the staff report.

Petrick explained the original plans for this property was for townhomes. Townhomes are no longer a type of property in demand. In 2017 Core Homes came in with building detached townhomes at the Villas of Keating Pointe. These have turned out to be a best seller in Channahon.

Ciarlette remembered the public hearing for the Villas proposal and how there was opposition and fear of devaluing the neighborhood. She stated she did not think it had panned out that way.

Commissioner Madding that the concern for a different residential product was the same at Creekside Estates and people asked who would pay a high price for the proposed product. But the Creekside Estates is also selling very well. She stated that she thought the proposed concept plan balances out the what is already there at the Keating Pointe and that it would no doubt sell out here as well.

Ciarlette commented that the Villas was a nice product.

Thurlby asked if the lawn care was front and back of the homes.

Major stated yes and includes the common areas, re-mulching, snow plowing, and seal coating the driveways. The association is like how townhomes are set up but these are detached homes.

Durkin asked if there would be a sidewalk on River Plaza Drive. He stated that it would be nice to have connection to the commercial with a path or sidewalk.

Major said he just put in the sidewalk on the west side. He said there is not a sidewalk by Three Gables but he would need the owner's approval to put in a sidewalk on the land outside this unit. Major also stated that he would like to work with the adjacent commercial property owner to clean up the access to Route 6 that has not been installed yet.

Commissioner Larson stated she agreed with Madding that it is a good idea to have the parcel finish out the residential neighborhood. With regard to Lots 13 to 20, she asked the future residents would ask about the property to the north.

Major replied they typically do ask about adjacent properties. He said the path/sidewalk and landscaping would be important to look at.

Gregory said he likes what Core had done at Keating Pointe and that this unit is set back from Route 6. He believed with additional of residential the demand for commercial uses would increase.

Ciarlette asked if the association takes care of snow removal.

Petrick stated they are public roads so the village would take care of the roads. The private driveways would be the HOA responsibility.

Blackburn said the homes are a nice size for people who want to downsize. He also stated Core keeps their properties clean during construction.

Major thanked the Commission.

13. Other Business

Petrick told the Commission that Ivo's will be removing the asbestos starting Wednesday. Once that is complete the demolition of the building will be started.

Ciarlette told the Commission she will not be available for the October 2022 meeting.

ADJOURNMENT

Motion to adjourn made by Commissioner Ciarlette. Seconded by Commissioner Thurlby. All Ayes, Motion Carried. 7:04 p.m.

Submitted by

Mary Jane Larson, Inspection Coordinator

Approved October 10, 2022