



FROM: Michael C. Petrick, Director of Community Development & I.S.

DATE: October 4, 2023

SUBJECT: Site Plan: I&M Canal Gateway / 25450 W. Eames Street

FOR AGENDA: October 9, 2023

SUMMARY

The I&M Gateway is a proposed open space facility primarily designed as a parking area for access to Channahon's expanding bike path system and is specifically centered around the Illinois & Michigan (I&M) Canal path. The facility is being designed as an environmentally conscious development with heavy landscaping and the utilization of permeable pavers in the parking area.

The intention of the facility is to bring attention to the I&M Canal pathway that is located along heavily-travelled US Route 6. As the I&M Canal is the backbone of the Channahon bike path system, it will offer an area of parking for out-of-town ecotourists and recreational tourists, as well as a location for residents that may find the area too distant or difficult to bicycle to directly. Interpretive and informative signage will be included that will focus on historical and environmental aspects of the area.

Discussion about the project was held with the Illinois Department of Natural Resources, which is supportive of the project. The facility will bring more use to an IDNR property (I&M Canal) and will help to alleviate some of the parking constraints that exist at the nearby Channahon State Park. IDNR does not need to approve or review the project because it is not making a direct connection to the IDNR path system. The site instead connects to a Village path along Route 6 that is already connected to the IDNR path system.

The project is being funded by the Village of Channahon bicycle system budget line-item, which is heavily funded by local fuel & diesel taxes. Additional funding for landscaping items is provided by contributions from industrial & commercial developments to the Village's Tree Preservation Fund.

GENERAL INFORMATION

APPLICANT: Village of Channahon

LOCATION: Northeast corner of Eames St. (US Route 6) and the Illinois & Michigan Canal

PINS: 04-10-17-107-014-0000, 04-10-17-107-017-0000

SIZE: 1.17 acres



VILLAGE OF CHANNAHON

EXISTING ZONING: R-2 Single Family

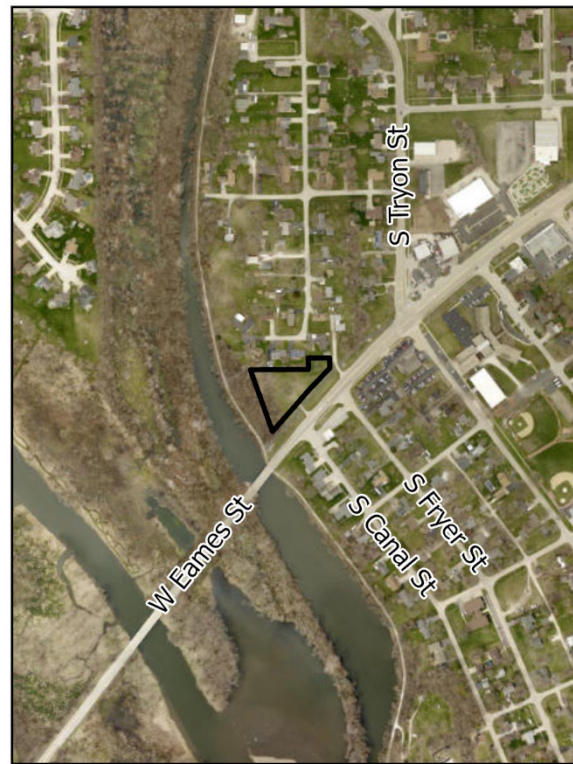
ADJACENT ZONING & LAND USE:

Direction	Zoning	Jurisdiction	Use
North	R-2 Single Family	Village of Channahon	Residential
West	R-2 Single Family	Village of Channahon	I&M Canal Property
South	R-2 Single Family / C-1 Local Shopping / Channahon Proper Overlay	Village of Channahon	US Route 6, Residential Subway Restaurant
East	R-2 Single Family	Village of Channahon	Residential

Zoning Map



Location Map





RELEVANT PLAN(S)

COMPREHENSIVE PLAN DESIGNATION: Parks and Open Space
SUBAREA: none

APPLICATION REQUEST(S)

- Approval of site plan for the development of the I&M Canal Gateway by the Village of Channahon.

BACKGROUND INFORMATION

- Approx. 1939-1946 – Former residential home constructed
- Approx. 2006 – Former residential home demolished
- April 2023 – Purchase of property by the Village of Channahon
- May 2023 – Wight & Company hired to design facility

PUBLIC NOTICE SUMMARY

- This request does not require the completion of public notices.

PROJECT DETAILS

Plan Overview:

Site Design.

- The site is primarily designed to be a parking area to allow users to transfer between vehicles and bicycling/walking/running on the I&M Canal trail & Village of Channahon bike path system.
- Parking area with 27 spaces, to be constructed with permeable pavers.
- Site use features:
 - Supporting bicycling facilities
 - Bike repair station
 - Bike rental facility (relocation from current area in front of Game Changers)
 - Drinking fountain/bottle filling station
 - Bike rack
 - Room is reserved for the possible addition of restrooms in the future
 - Interest Features
 - Art sculpture pad
 - Interpretive/informational signage



- Directional signage for features/destinations along the I&M Canal
- A 6' solid fence will be constructed along the northern property line, with evergreens to provide additional privacy/screening of the residential area to the north.
- There is no parking lot or overhead lighting to cause disturbance with the neighboring properties. As the intended type of use is a daylight activity, lighting is not necessary.

Architecture.

- As the site is primarily open space, architecture is limited to a picnic shelter that will be of a prefabricated nature.

Signs

- An internally-lit identifying monument sign is included near the entrance to the site. Exact design of the sign is TBD, but conceptually will be a 3'x3' rectangular sign that is 10' in height.

Landscape.

- Existing landscaping to the west will be preserved, along with existing healthy Hackberry trees
- New shade trees are proposed to be included at a quantity of 5.
- Evergreen trees are to be provided along the northern property line to provide privacy screening
- Planting beds are included surrounding the monument sign and public art area
- Exact final landscape plan with species identification to be completed with final engineering

STAFF COMMENTS AND CONDITIONS

- Engineering is currently in-design. Any recommendation of approval should include the condition of staff review and approval of final engineering.

STANDARDS

Standards for Review of Plats and Site Plans:

The Planning and Zoning Commission shall recommend approval and the corporate authorities shall approve a preliminary or final plat or a preliminary or final site plan, unless it makes written findings specifying the manner in which:



- (1) The design and layout of the subdivision site plan or development does not conform to the provisions of this chapter.
- (2) The applicant has not made adequate provision to install improvements required by the Planning and Zoning Commission or corporate authorities under authority of this chapter.
- (3) The final plat of subdivision or final site plan fails to comply with an approved preliminary plat of subdivision site plan or preliminary site plan.
- (4) The plat or site plan does not conform with this chapter, the Comprehensive Plan, the Official Zoning Map, the Stormwater Detention Regulations (Ch. 53), Flood Hazard Prevention (Ch. 153), Soil Erosion Regulations (Ch. 157), established village planning policies, and all other village ordinances.
- (5) The provisions for vehicular loading, unloading, parking or circulation on the parcel or onto adjacent public rights-of-way will create hazards to safety or will cause significant burdens on transportation facilities that could be avoided by modification of the plan.
- (6) The vehicular and pedestrian traffic circulation system creates hazards to safety that could be avoided by modification of the plan.
- (7) The proposed plan unnecessarily and in specified particulars destroys, damages, or detrimentally alters significant natural, topographic or physical features of the site and development.
- (8) The proposed landscaping, screening or lighting fails to provide adequate acoustical or visual privacy to incompatible adjacent uses that could be avoided by modification of the plan.
- (9) The bulk and location of proposed buildings and structures will have significant adverse impact on adjacent property and development of the parcel is not feasible in a manner that will avoid these consequences.
- (10) The proposed plat or site plan makes inadequate provision for the use and maintenance of open space, and this failure may result in a burden on the public or on the adjacent properties.
- (11) The proposed development will impose an undue burden upon off-site public services, including sanitary sewer, water and storm drainage, which conclusion shall be based upon a written report of the Village Engineer provided that there is no provision in the capital works program of the village to correct the specific burden and that the applicant has not agreed to alleviate that portion of the burden attributable to the proposed development.
- (12) The subdivision site plan or development is subject to periodic flooding or contains poor drainage facilities and would make adequate drainage of the lots and streets impossible.



SUPPORTING DOCUMENTS

- Concept Plan: I&M Canal Gateway by Wight & Co. – 09/25/2023

ACTION REQUESTED OF THE COMMISSION

- Review and make a Recommendation to the Village Board regarding the application for site plan approval subject to staff's recommended conditions and any conditions the PZC determines are necessary.

Suggested Motion – Motion to recommend that the Village Board approve the Site Plan, subject to staff review and approval of final engineering and landscape plan.



Photos of 25460 W. Eames Street



Photo 1: View of property from across Route 6.



Photo 2: View of property from across Route 6 looking west.



Photo 3: View of property from near Route 6 bridge looking northeast.



LEGEND

- 1 EXISTING HACKBERRY TREES TO REMAIN
- 2 PARKING LOT - 27 SPACES, PERMEABLE PAVERS
- 3 ALIGN ENTRANCE WITH S. FRYER STREET
- 4 PICNIC SHELTER (20' x 20')
- 5 ART SCULPTURE PAD W/ PURPLE CONEFLOWER PLANTING BED
- 6 MONUMENT SIGN
- 7 DRINKING FOUNTAIN & BOTTLE FILLER
- 8 BIKE RENTAL STATION
- 9 BIKE RACKS
- 10 BIKE REPAIR STATION
- 11 PLANTING BED
- 12 PROPOSED SHADE TREE
- 13 SOLID WOOD FENCE (6' HT. MAX.)
- 14 PROPOSED EVERGREEN TREE
- 15 FUTURE RESTROOM BUILDING



Concept Plan
I&M CANAL GATEWAY
 Village of Channahon

