



Memo

File #: 443-21

Agenda Date: 9/21/2021

TO: Mayor and City Council

FROM: James V. Capparelli, City Manager

SUBJECT:
Ordinance and Resolution Associated with 3501 Channahon Road

Resolution Approving the 1st Amendment to the Annexation Agreement Concerning Property at 3501 Channahon Road to Allow Truck Parking. (A-7-21)

Ordinance Approving the Reclassification of 4.27 Acres located at 3501 Channahon Road from B-3 (General Business) to I-1 (Light Industrial) Zoning. (Z-3-21)

BACKGROUND:

The petitioner, Flex Capital, LLC, is requesting approval of a 1st Amendment to an Annexation Agreement and a Zoning Reclassification from B-3 (general business) to I-1 (light industrial) district for the property located at 3501 Channahon Road. Approval of the proposed amendment and reclassification will allow the existing mixed-use site to redevelop as a warehouse use or similar I-1 permitted use that can utilize accessory truck and trailer parking.

The subject site includes the “Liquid Therapy” bar and restaurant in a large commercial building, which could remain until the site is redeveloped. There is also a single-family house with a detached garage and shed on site. A large partially paved shared parking lot surrounds these uses. A condition in the original agreement prohibited truck parking on the site for the restaurant/bar use. If approved, the amendment will only allow trucks to be parked on site as part of a fully redeveloped project (see proposed site plan). The existing site in its current condition will still not be permitted to have truck parking.

The attached concept plan for the current proposal includes at 22,875 sq. ft. warehouse and office building. An employee parking area and additional space within the parking area for truck or trailer parking is also being shown. The eastern most access to the site will be removed and additional berming, landscaping and screening will be installed to buffer the adjacent residential as a condition of the amended annexation agreement. A retention pond is being proposed in the northwest corner of the property. It should be noted that the subject site cannot be used for a truck terminal or a truck parking lot only. Cargo containers and trailer chassis will still be prohibited on site.

The property currently utilizes a well and septic system. The future development would require a connection to city water and sewer. In addition, public improvements, landscaping, screening, paving, curbing, site lighting and adherence to the City’s Non-Residential Design Standards will be required as per City Ordinances. Sewer and water connection fees and developer impact fees will also be required for the future development.

PUBLIC HEARING:

The Plan Commission reviewed the request at the August 19, 2021, Plan Commission Meeting. Mr. Nathaniel Washburn, Attorney, Kavanagh, Grumley & Gorbald, appeared on behalf of the petition. No one appeared in opposition. Minutes of the meeting are attached hereto.

RECOMMENDATION OF THE PLAN COMMISSION:

Mr. Kella moved that the Plan Commission recommend the City Council approve the 1st Amendment to an Annexation Agreement and a Zoning Reclassification from B-3 (general business) to I-1 (light industrial) district for the property located at 3501 Channahon Road requests. Mr. Crompton seconded the motion, which passed with seven aye votes. Voting aye was: Dillon, Kella, Cox, Crompton, Roehr, Rousonelos and Wunderlich.

RECOMMENDATION OF THE ADMINISTRATION:

The Administration concurs with the recommendation of the Plan Commission and recommends the Mayor and City Council APPROVE the following:

1. A Resolution Approving a 1st Amendment to an Annexation Agreement; and,
2. An Ordinance Approving the Classification from B-3 (general business) to I-1 (Light Industrial) Zoning District.