

CHANNAHON PLANNING AND ZONING COMMISSION

February 8, 2010

Chairman Clark called the meeting to order at 6:00 p.m.

Chairman Clark led the Pledge of Allegiance.

Members present were Curt Clark, Karen Ciarlette, Chantal Host, Rick Lyman, Phil Loizon, and Jeff Simon. Also present were Director of Community Development Mike McMahon, Village Planner Jake Melrose and Community Development Assistant Lydia Ledesma.

A quorum was declared present.

Phil Loizon made a motion to approve the January 11, 2010 meeting minutes. Seconded by Karen Ciarlette.

ROLL CALL: ALL AYES

MOTION CARRIED

RITTOF – EAMES REZONING – DISCUSSION ONLY

Mr. McMahon presented the Rittof – Eames Rezoning, for discussion purposes only.

Steve Rittof, Jr. is proposing to rezone his property located at 25924 W. Eames to commercial. This property is .55 acres and is located directly adjacent to the recently approved day care facility at Shady Glen and Route 6. Currently, optometry doctor is interested in buying the property and retrofitting the house to his needs.

Staff met with the doctor and told him that he would need to do his due diligence on the property to ensure that his parking requirements, setbacks, and building code standards would all be met before pursuing. Staff is supportive of the rezoning amendment if the property is rezoned to C-5 Office/Transitional District thereby limiting possible intrusive future uses.

Staff is looking for the opinion of the PZC on re rezoning. Staff feels this would be a good use for this area.

Commissioner Ciarlette commented that originally the Commission voted no for the McMillin Property rezoning and was overturned by the Board.

Commissioner Clark questioned that if this were to go commercial; how many more lots would be left between this property and the Ravines of Channahon.

There would be two more homes before the next subdivision.

Commissioner Lyman questioned how parking requirements and storm water management possibly be met on this size of property.

Mr. McMahon commented that because it's less than one acre it doesn't need the storm water.

Mr. Melrose explained that office staff for the doctor would be approximately 3 people, with 8-10 parking spaces to be utilized.

This is an existing doctor's office presently located in the strip mall by the roadhouse.

He isn't looking to change the building structure; he is looking at retro fitting the existing house, not a tear down and rebuild.

The property hasn't been sold as of yet. There would still be a site plan and rezoning. He has been in touch with IDOT with regard to the driveways. Since there is already a driveway permit, there wouldn't be a need to go any further. They may have get rid of one of the driveways and make it just one larger one.

Commissioner Host commented that the idea of widening that area of Route 6 will eventually burden a homeowner more than a business.

Mr. Melrose commented that by putting the restrictive C-5 use on the property it will restrict the site to this type of use only. Also, the land restricts the use before there is no room for any extensive expansion.

Mr. McMahon commented that there is no water/sewer service therefore he would still need to meet with Will County to confirm that he can still use the septic, and a septic permit has been identified. Realistically, his use of water will most likely be half of what residential use would be.

Commissioner Ciarlette questioned what the village would get from this business with regard to sale tax and what benefit this will be to the village.

Mr. McMahon explained that sales tax on parts etc. as well as property tax. It will not be a major tax generator.

Commissioner Simon commented that eventually he could see all the houses along that stretch are going to come in for rezoning.

PROPOSED CODE AMENDMENTS – DISCUSSION ONLY

Mr. Melrose presented the Proposed Code Amendments.

Staff is currently working on updating and amending the Village Code of Ordinances, specifically the Zoning Regulations and Subdivision and Development Regulations. Currently, the following are three proposals being discussed and/or researched:

Approved Site Plan/Final Plat Life

- ❖ Village staff is currently researching whether or not other communities have instituted a sunset clause, or shelf life, on their approved site plans or final plats that have become stagnant. Some research has found:

- 2 year or 24 month time limit on site plans being implemented
- 9 months from approval to obtain a building permit
- Final plats may not be able to be restricted with a sunset clause due to the Plat Act, but the engineering or residential site plan may be held to such a restriction.

Staff has concerns that new standards and practices may be established while an undeveloped, approved project sits dormant leaving a possibility of conflicts with developed areas around it.

Design Guidelines

- ❖ Research has already been done on numerous architectural design guidelines that can range from quite extensive restrictions requiring specific design features for select areas to very general. Primarily, most communities have architectural design guidelines only for commercial projects.

Staff has considered instituting residential design guidelines, primarily because of areas that do not have established or strong design standards in the annexation agreements, i.e. Ravine Woods, Wedgewood Highlands. The intent of the guidelines would be to retain the quality and character of the already established designed homes of that particular area. Staff does not want to over burden builders or home buyers by creating strict regulations, but protect the quality and values of neighboring homes and lots. Guidelines have only been researched and not prepared because of this challenge of balancing between these two issues.

Sign Regulations

- ❖ Staff is currently in the process of updating the sign regulations to address the following issues:
 - Portable commercial signs (A-frame signs) need to be specifically addressed.
 - Sign area definition needs to be clarified.
 - Allowance of directional sign plazas. Requests are often made for off-site directional signs, which are currently not allowed. These plaza signs will be regulated by the Village while providing businesses exposure that are not in visible, high traffic volume areas.
 - Possible adjustments to the allowable size of commercial signs, both height and square footage.

Commissioner Ciarlette commented that there should be a shelf life on site plan approvals.

Mr. Melrose commented that the way it stands now without this restriction, they would be entitled to build what has been approved by the Village.

Mr. McMahon explained this is similar to our preliminary plats. We have a one year time limit before going to final, if it doesn't they have to start over.

Mr. Melrose explained he has contacted a couple other municipalities in the area. Some of them have a 9 month approval, which is somewhat short, and a year which seems more reasonable.

Commissioner Simon questioned whether staff has considered what it costs for these developers to do a site plan and then they would have to redo it again after a year. Would that require re-engineering to be completed as well?

Mr. Melrose commented that it could be put in as a condition of the clause; possibly put something in stating after a period of time if you come back in after approval, some of the costs can be waived.

Mr. McMahon explained that what this would do is take away the entitlement. If you are already approved and 5 years have gone past and the site plan is still sitting there and everything else around there has changed, and now you have an incompatible use for this up and running neighborhood. It's not like it will be thrown out, it means you would lose your entitlement. If you come back 6 months later and you now have your financing, we will look at the site plan and engineering and perhaps have preliminary board action. We wouldn't require them to reengineer the site.

Mr. McMahon explained that engineering standards don't change that much, and the Will County Storm Water Ordinance that we follow hasn't been amended in quite a while and we don't see it changing any time soon. This is just a way for staff to have a little control if things were to begin developing and things have been sitting for awhile.

Mr. Melrose also commented that staff is always looking at design guidelines; one of the things that we are looking at is some of the residential guidelines. We've had people come in recently possibly proposing a different look for the duplexes in Ravine Woods. Staff was wondering if there should be something in place to set a standard for certain areas. This way we can make sure a certain character of a certain subdivision stays intact without burdening the entire town.

The commissioners commented on the subdivisions having covenants intact to maintain the character and questioned the Village's responsibility to enforce the covenants.

Staff explained that there are some subdivisions that do not have covenants or an HOA in place and that the Village would enforce any standards that are outlined in the annexation agreements. If there is a design standard written in an annexation agreement the village does follow it.

It will be difficult to enforce particular with some of the current annexation agreements, almost every one of our subdivisions have an annexation agreement, one of the things is these subdivisions are not bound by any rules that we may change after the fact.

Issues were discussed regarding the sign ordinance included the current use of portable/A-frame signs, some businesses having more than one sign as well as the time limit for political signs. There is a time limit for the signs to come down after the election.

Commissioner Loizon commented about the movie screen in the back yard of a resident on Great Oaks and Overland Dr. He has spoken with Code Enforcement regarding it; however, there hasn't been any complaints regarding this. He also referenced the lack of sidewalks on some of the streets in The Highlands.

Mr. McMahon pointed out that if the other side doesn't have a crosswalk they won't have a sidewalk on the other side, there has to be a sidewalk on both sides to meet up, however he will look into it.

Phil Loizon made a motion to adjourn the meeting at 6:30 P.M. Seconded by Karen Ciarlette.

ROLL CALL: ALL AYES

MOTION CARRIED