

CHANNAHON PLANNING AND ZONING COMMISSION

March 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, and Phil Loizon. Also present were Village Attorney Dave Silverman, Director of Community Development Mike McMahon, Village Planner Jake Melrose and Community Development Assistant Lydia Ledesma.

A quorum was declared present.

Karen Ciarlette made a motion to approve the February 8, 2010 meeting minutes. Seconded by Phil Loizon.

ROLL CALL: ALL AYES

MOTION CARRIED

IDNR BIKE PATH GRANT – PUBLIC HEARING

Karen Ciarlette made a motion to open the public hearing. Seconded by Chantal Host.

ROLL CALL: ALL AYES

MOTION CARRIED

No persons from the public were sworn in to give testimony.

Mr. Melrose presented the IDNR Bike Path Grant request. Although the Village was not required to have the public hearing in accordance with the grant procedures, Staff scheduled the public hearing regardless to provide a forum for public comment. The Village contracted Robinson Engineering, LTD. to provide a surveying and preliminary engineering work for the Knapp/Tryon Street and Bridge Street Bike Path.

Village staff has submitted a bike path grant to the Illinois Department of Natural Resources on March 1, 2010. The grant proposal is for the construction of the Knapp/Tryon Street bicycle path extensions, which will provide a short connection from the I & M Canal Trail easterly to Tryon. The purpose of this path is to provide users a safe, off-road route while entering and exiting the I & M Canal Trail.

The path project site is approximately .4 acres and .20 miles in length. Storm sewer will be required at the north side of Knapp Street to provide area for the off-road path and allowing the conveyance of storm water. The relocation of one power pole, some mailboxes, and possibly 2 trees will be needed in this area. Once the path reaches the curve in Tryon, the path will cross Tryon Street at the semi-controlled intersection and tie into existing sidewalk from there. From this connection north, the sidewalk will be converted to a 10 foot bike path to Channon Drive.

The total cost estimate for the path, with engineering, design, and construction included, is \$144,000. The IDNR bike path grant program allows for 50% reimbursement, thus the Village requested \$72,000 of grant aid to complete the project.

Commissioners Ciarlette questioned what the time frame is that we would know if we received the grant.

Mr. Melrose explained that IDNR will do an on-site visit in April and it probably won't be until the end of summer before we hear anything, perhaps in the fall, before we receive the final determinations.

Robinson Engineering commented that it could be after the first of the year before we would hear anything official about anything for 2011.

Commissioner Lyman questioned if the \$144,000 include the engineering services and if so how with what is left how much of a bike path does that equate too.

Mr. Melrose commented that a select percentage of \$144,000 was committed to engineering services.

The path will be .4 acres for the project site and .20 miles in length.

Mr. McMahon commented that Trustee Scott Slocum supported this path as a number of residents in the subject area complained there was no safe route to the I & M Canal Trail.

Phil Loizon made a motion to close the public hearing. Seconded by Karen Ciarlette.

ROLL CALL: ALL AYES

MOTION CARRIED

HENNEBERRY UNIT 2 PLAT OF RESUBDIVISION

Mr. Melrose presented the Henneberry Unit 2 Plat of Resubdivision.

In 2009, TJJ Investments along with Sharp Homes began finalizing the Henneberry Farms subdivision in an effort to close out the development and enter into maintenance with the Village. In order to do so, the park area in the Hunter's West Subdivision, as well as the common area and the detention area needed to be subdivided out.

The proposed plat of resubdivision subdivides a 1.8 acre property that will be conveyed to the Channahon Park District and a 13 acre area that encompasses common and detention area will be conveyed to the Hunter's West HOA. This plat also provides the Village with the necessary easement language to maintain this area if needed.

The village is looking at getting this completed so the Park District can get the property. The property still needs to be conveyed to them even though they have already applied for grants for the property and already maintain it.

Karen Ciarlette made a motion to recommend approval of the Henneberry Unit 2 Final Plat of Resubdivision. Seconded by Chantal Host.

ROLL CALL: ALL AYES

MOTION CARRIED

SIGN ORDINANCE – DISCUSSION ONLY

Mr. McMahon presented the Sign Ordinance.

As previously discussed at the February Planning and Zoning Commission meeting, staff has amended the Sign Ordinance addressing some of the below 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.

Attached is a draft of the Sign Ordinance. If the Commission has any comments or concerns, please forward them to Village Staff.

Staff is basically making it a little easier for businesses to get temporary signs, banner signs; we've added some language that better defines an area for the face of a sign. In the past there was always question about is a commercial sign an area that has copy on it or does it include border, architectural features, posts, etc. We've better defined this in the revised ordinance and cleaned up the language a little. Directional signs have also been added to the ordinance as some businesses have asked the Village Board to place temporary directional signs up to direct customers to their businesses which are not visible from arterial roads.

Also, there seems to be a lot of businesses that like the idea of the sandwich board signs that would be put out in front of the business or near the right of way. This will be something that they would not have to permit for; it would be policed. It would be limited to one per business with no limit on a monthly or yearly basis; however, a timeframe of hourly standards will be set. One of the rules also would include that it would have to be in compliance with ADA. It can't be blocking the sidewalk not allowing wheelchair accessibility.

There was discussion with regard to location of the sign, it would have to be 3000 sq ft off route 6, and if it's too far off it would be considered advertising rather than a directional sign. This is if the Village wanted to invest in this it would be installed by the Village and businesses would be charged a fee to have the inset put into the sign. Currently with the budget and revenue being down, it's unlikely the Village will do this.

The wording is only being put in incase the Village Board decides later to do this. The PZC is being asked to look at the ordinance and it will probably be brought back to the Commission in the next meeting for a public hearing.

Chantal Host made a motion to adjourn the meeting at 6:20 p.m. Seconded by Karen Ciarlette.

ROLL CALL: ALL AYES

MOTION CARRIED