

**CHANNAHON PLANNING AND ZONING COMMISSION**

**April 12, 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, Jeff Simon and Phil Loizon. Also present were Village Attorney Dave Silverman, Director of Community Development Mike McMahan, Village Planner Jake Melrose and Community Development Assistant Lydia Ledesma.

A quorum was declared present.

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

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

**RITTOF REZONING R2 TO C5 – PUBLIC HEARING**

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

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

Mr. Melrose presented the Rittof Rezoning R2 to C5.

The applicant, Steve Rittof, Jr., is proposing to rezone his property located at 25824 W. Eames St. from R-2 Single Family Residential to C-5 Office/Transitional District. The applicant requests the Commission review the request and recommend approval of the rezoning.

This property is .584 acres and is located directly adjacent to the recently approved day care facility at Shady Glen and Route 6. Currently, Ryan Van Holton (optometrist) has a contract to purchase the subject property and retrofit the house for a physician's office.

The C-5 Office/Transitional District allows for mainly office and business service establishment uses; however other such uses such as the following are allowed:

- Drug store.
- Gift shop.
- Office supplies store.
- Restaurants.
- Apartment hotel.
- Nursing home.

These uses may be permitted; however, due to the site's constraints and the requirements per Village Code (i.e. parking, landscaping) these uses would not be suitable for this site. The site is primarily conducive for office uses only.

The subject property is not connected to sewer and water at this time.

Commissioner Loizon questioned how many parking spaces are planned for the site, and what the village's position is with regard to sewer and water.

Mr. Melrose explained there is an appropriate ratio for the amount of employees and clients they are anticipating for the business.

Mr. McMahon commented that sewer and water is not available to the site as of yet. This isn't going to be a heavy water user by any means.

Mr. McMahon commented that the applicant is present tonight for any questions the Commission may have.

Commissioner Ciarlette also commented that if the house next door was purchased and incorporated into the new zoning, could the commission put a special use on the usage for something like an apartment/hotel. The C5 zoning could lead to that possibility.

Mr. Melrose explained that the newly bought property would have to be rezoned at that time and the Village could place special conditions on the rezoning at that time.

Mr. McMahon explained that there are a lot of limitations to the subject site; the current proposed use is about all that could go on the property. The next property to the east is a little narrower and the width and depth isn't there as it is with the proposed property. It would be a little more difficult for that property to go commercial.

Commissioner Clark swore in those wishing to give testimony.

Commissioner Loizon questioned what the status was currently with the house, if someone is living in the house.

Mr. Rittof stated that they still reside in the house. He has lived in it since it was built in 1972.

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

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

**Rick Lyman made a motion to approve the ordinance rezoning the property located at 25824 W. Eames St. from R-2 Single Family Residential to C-5 Office/Transitional. Seconded by Karen Ciarlette.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

**VON HOLTEN EYECARE SITE PLAN**

Mr. Melrose presented the Von Holten Eyecare Site Plan.

The applicant, Ryan Von Holten, is proposing to retrofit the house located at 25824 W. Eames St. to operate an optometrist office. Currently, Mr. Von Holten operates his office out of the Mallard Pointe Plaza located on Pheasant Lane.

The subject property is currently zoned R-2 Single Family with a rezoning request to C-5 Office/Transitional pending Village Board approval at the April 19, 2010 meeting. The site is a 0.5 acres and the proposed disturbed area is less than 25,000 square feet thus not requiring any detention area. The applicant is using the existing driveway of the home for ingress/egress while adding the rear parking lot with 6 spaces and two additional spaces to the west, which is in accordance with Village Code. A garbage enclosure will be added at the west property line and will be made of cedar type fencing.

Staff forwarded comments to the applicant regarding certain changes in the site plan. These include:

- Illustrate drainage pattern.
- Add one street tree between existing trees.
- Provide landscaping around perimeter of parking area.
- Show location of septic field.

Small architectural changes will be made to the façade and will be reviewed at staff level. Sign elevations have also been provided.

The property is not connected to sewer and water.

Commissioner Ciarlette questioned what IDOT would need to approve since there is already an ingress/egress.

Mr. McMahon explained that whenever there is a change of use IDOT has to approve.

Mr. Von Holten explained that the contract to purchase is pending contingent on the rezoning and site plan approval.

Commissioner Loizon wondered if the Commission approved the zoning and the contract didn't go through, what would happen, would it stick to the zoning that was now approved?

Mr. Melrose stated that a single-family residential home is considered a conforming, permitted use in the C5 district.

Mr. Von Holten explained that the contract states that we can't close until the commercial zoning goes through. The financing has all been approved.

**Chantal Host made a motion to approve the site plan constructing a parking lot at 25824 W Eames St. for the use of an optometrist office. Seconded by Jeff Simon.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

### **SIGN ORDINANCE – PUBLIC HEARING**

**Rick Lyman made a motion to open the public hearing. Seconded by Karen Ciarlette.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

Mr. McMahon presented the Sign Ordinance. The sign ordinance is the most discussed and asked about ordinance that staff has with businesses.

In February and March of this year, the Planning and Zoning Commission was briefed on the amendments to the sign regulations. The ordinance presented today will enact the amendments proposed. Village staff asks the Commission to review the ordinance and recommend approval to the Village Board. Amendments to the sign regulations include:

- New definitions for clarification.
- Portable commercial signs (A-frame signs) specifically addressed.
- Allowance of directional sign plazas as off-premise signs. Application restrictions are established.
- Duration and size of temporary residential marketing signs amended to be more restrictive.
- On-premise directional sign and instruction signs allowance (entrance/exit signs).
- Rear wall signs allowed for buildings with rear public entrances.
- No maximum of temporary sign permits for multi-tenant buildings each year.
- Banners allowed by temporary stakes or poles to secure the banner.
- Allowance of three construction signs on a construction site.

Staff published a public notice in the Joliet Herald on March 28, 2010 notifying residents of the proposed amendment.

Staff has added some language into the temporary sign section as there was some concern in our multi-tenant buildings. Before, you could only have 4 temp signs in the entire strip center and we have clarified that you can have 2 temporary signs per strip center at one time, each business is allowed 4 per year, but there is no limit to the total per strip center. The signs can be up for 30 days.

Commissioner Lyman expressed concern of the village putting money into a monument sign.

Mr. McMahon explained that this is where the PZC can either deny it or approve it.

Mr. Silverman explained that the ones out there now aren't costing anything, however I'm not sure if the company is still interested in putting them up and getting the tenants for them. The ones in Shorewood and Minooka, the village gets paid a fee to sign.

Mr. McMahon explained the cost for the sign (non-illuminated) was around \$5,000-7,000, each of the inlays would be about \$150.00. The issue is that the businesses can't have an offsite sign; it's a billboard which is not allowed in the village. Staff is aware that this could open a door, but this won't authorize the signs to go up, it's simply putting it in the code so if the village board wants to do at a later date, it's within the ordinance.

Commissioner Ciarlette commented that if the village is going to pay for it that the business should have to contribute some cash toward it as well.

Commissioner Host commented that this would be dealt with when it came before the board when they are going to actually do it. That could be one of the perimeters we could put in and we can make that recommendation.

Commissioner Simon questioned when the village started charging businesses to put up signs. It seems that today, these businesses are barely making it, why do we charge them to put out a sign.

Mr. McMahon explained that it is a revenue source for the village.

Commissioner Simon commented that these businesses had a sign out to increase their business, and now the village will have them take their sign down and then the village will pay to put a sign up for them.

Commissioner Ciarlette commented that this would allow the village more control over making it look nicer.

Commissioner Loizon questioned whether this would be something that the village should really get into. If we approve this, even though you're saying were really not going to do it, or we may not have any plans to do it immediately, we have done this in the past and had it come back on us.

Mr. McMahon explained that they could make a motion to remove that section from the ordinance. The last thing I wanted to add is in the code; currently the banners have to be affixed

to the building. We are loosening the restrictions and allowing them to put them in the ground on stakes. It can't be tied to a tree or another fixed object. This would still be with a 30 day limit. We also are addressing construction signs.

Commissioner Ciarlette commented on the Whispering Oaks sign at McKinley Woods Road and Route 6 and how long the Village allows a sign to stay up

Mr. McMahon explained that the sign is actually on IDOT Right of Way and not in the Village of Channahon. IDOT could make issue of it; however, it looks as if the sign is about to fall over anyway. Most of the annexation agreements allow developments to put up offsite signs.

Commissioner Host questioned if the Commission as a group will motion to omit section 156.174.N in its entirety.

**Chantal Host made a motion to close the public hearing. Seconded by Jeff Simon.**

**Commissioner Host made a motion to recommend approval conditioned that Section 156.174 subsection N, and all its sub parts be omitted from the proposed ordinance. Seconded by Karen Ciarlette.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

**Phil Loizon made a motion to adjourn the meeting at 6:30 p.m. Seconded by Karen Ciarlette.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**