

**CHANNAHON PLANNING AND ZONING COMMISSION
MEETING**

May 12, 2014

Chairperson Karen Ciarlette called the meeting to order at 6:03 pm.

Ms. Ciarlette led the Pledge of Allegiance.

Ms. Ciarlette asked for a Roll Call.

Commissioners present: Karen Ciarlette, James Proffitt, Chantal Host, Casey McCollom, and Phil Loizon.

Also present was Director of Community Development Mike McMahon.

A quorum was declared present.

Approval of the April 14, 2014 Minutes

Mr. Proffitt made a motion to approve the April 14, 2014 meeting minutes. Seconded by Mr. McCollum.

VOTE: ALL AYES

MOTION CARRIED

Channahon United Methodist Church Site Plan Amendment

Mr. McMahon read the staff memo into the record.

The Channahon United Methodist Church (CUMC), at 24751 W. Eames Street, has applied for a site plan amendment. The CUMC plans to construct a 5,850 sf Fellowship Hall as an addition to the existing church facility. Zoning adjacent to the site is:

North: C-1 Local Shopping and C-3 General Business
South: A-2 Rural Agriculture
East: R-1 Single Family and C-2 Community Shopping
West: C-3 General Business

The Fellowship Hall was originally planned when the church was designed, but had to be eliminated due to budget constraints. The Fellowship Hall will primarily service youth activities, the thrift shop and special events. Currently, the existing church is used for these events and at times cannot easily accommodate them creating life safety issues.

Activities at the Fellowship Hall and the church will not coincide so no additional parking is required. The size of the building is below the requirement to provide fire sprinklers. Adequate ingress and egress is being provided.

The Village Engineering Department reviewed and approved the site plan.

Mr. Proffitt made a motion to recommend approval of the Amendment Site Plan to the Village Board. Seconded by Mr. McCollum.

VOTE: ALL AYES

MOTION CARRIED

Request to construct a detached garage in R-1 Zoning District

Mr. McMahan read the staff report into the record.

Gary and Sharon Johnston of 23249 McClintock Rd. are requesting to construct 24x24' detached garage on their property. The property is currently zoned R-1 Single Family which does not allow detached garages. The zoning of adjacent properties is:

North: PR Park and Recreation
South: R-1 Single Family
East: R-1 Single Family
West: R-1 Single Family

The purpose of the garage will to be to store a classic '68 Camaro along with the typical shed contents, e.g. lawnmower, snow blower, pool supplies, etc. The car is currently being stored in a storage unit across town and they'd prefer to have it on our property for safety and security reasons. This building will not be used as an everyday garage; the car is only driven on occasion during the summer.

The home currently sits 54' from the west property line and 88' from the east property line.

The Johnson's would like feedback on their plans and the possibility to change their zoning to R-2 Single Family which does allow detached garages. The property is on well and septic.

The Commissioners then discussed the request. They asked Mr. McMahan which side of the house they wanted to build the garage. Mr. McMahan replied the south side; opposite the current garage.

The Commission concluded that it did not like the idea of a standalone garage on the opposite side of the house nor did they like the idea of rezoning a property for this type of request. They directed Mr. McMahan to recommend to the Johnston's to ad onto the existing attached garage.

Adjournment

Ms. Ciarlette asked for a motion to adjourn.

Mr. Proffitt made a motion to adjourn the meeting. Seconded by Ms. Host.

VOTE: ALL AYES

MOTION CARRIED