

**VILLAGE OF CHANNAHON BOARD OF TRUSTEES
AND CHANNAHON PLANNING AND ZONING COMMISSION BOARD
SPECIAL JOINT MEETING
February 9, 2015**

Village President Joe Cook called the meeting to order at 6:00 p.m. with Trustees Militello, McMillin, Schumacher, Scaggs and Greco present. Trustee Slocum was absent.

Also present were Village Administrator Tom Durkin and Director of Community Development & Information Systems Mike Petrick.

Present from the Planning and Zoning Commission Board were Karen Ciarlette, Jeff Simon, Casey McCollom, James Proffitt, Phil Loizon, Ricky Gray, and Chantal Host.

Pledge of Allegiance was lead by Village President Joe Cook.

Public Hearing: Rezoning of Properties on Bluff Road

Jeff Simon made a motion at 6:03 p.m. to open the public hearing regarding the rezoning of properties on Bluff Rd. Seconded by Phil Loizon.

ROLL CALL AYES: Ciarlette, Proffitt, Host, McCollom, Loizon, Simon, Gray, Schumacher, McMillin, Militello, Greco, Scaggs, Slocum

NAYS: NONE

MOTION CARRIED

DCD&IS Petrick addressed both Boards informing them of the current zoning in place for the areas on Bluff Road. The zoning inconsistency came to light after a resident came to the Village requesting to build a detached garage. The permit was denied due to it being zoned R1. It was brought to the Village's attention that almost all the homes over there have detached garages which is in nonconformance to what the zone is. Since R2 is zoned for the property across the street it seems most prudent to change the seven properties from R1 to R2. Petrick then provided the Board members with visuals to view. Ciarletti asked whether this covers all the lots in the section. Simon wanted to know whether all existing garages would now conform to the new zoning if passed. Trustee Militello questioned whether any existing garages would not meet the Village requirements. Petrick stated that because they were originally issued permits to build the garages, they met Village requirements other than the oversight of the zoning.

Channahon resident Rich Robinette of 24701 Bluff Road spoke to the Boards. He stated he was shocked to find out that the building he was permitted to build 16 years ago was against zoning regulations. He is concerned that the rezoning may change the allowed usage of the property or possibly allow buildings that could detract nearby properties. He also did not want to see a tax increase due to the change of zoning.

Petrick explained the difference between the R1 & R2. The actual use of the lot is no different between the two zones. The only difference is accessory buildings along with some of the set backs.

Village Administrator Durkin stated taxing is based on the use of the property and it is still considered residential.

Chantal Host made a motion at 6:15 p.m. to close the public hearing regarding the rezoning of properties on Bluff Rd. Seconded by Jeff Simon.

ROLL CALL AYES: Ciarlette, Proffitt, Host, McCollom, Loizon, Simon, Gray, Schumacher, McMillin, Militello, Greco, Scaggs, Slocum

NAYS: NONE

MOTION CARRIED

Rezoning of Properties on Bluff Road – Recommended Approval

Chantal Host made a motion to approve the zoning change from R-1 Single Family to R-2 Single Family to the properties listed (24655, 24701, 24711, 24721, 24741, 24751, 24761) on Bluff Road. Seconded by Casy McCollom.

ROLL CALL AYES: Ciarlette, Proffitt, Host, McCollom, Loizon, Simon, Gray

NAYS: NONE

MOTION CARRIED

Discussion of Variance Allowances

DCD&IS Petrick provided a packet for all to view. A discussion took place regarding the rigidity of the variance allowances and the ability for individuals to be heard. He thought a discussion may be appropriate as to whether or not the Village should consider a wider range of variance which would allow people to at least request them. Ciarletti asked whether this would be open to any individual. Petrick stated this is something that would need to be considered. Cook stated that most variances take place where covenants do not apply. Ciarletti stated that three stipulations need to be met prior to a variance even being up for consideration. Section D does not allow one to ask unless the guidelines are met for a variance. Petrick stated he is looking for direction from the Board members regarding this matter.

Ciarletti asked whether we know what other communities do. Petrick stated it may be beneficial to look at other communities similar to us.

Durkin stated that the Village is not looking to change the guidelines that need to be met. The question is whether to increase the list of six permitted variations and listen to anyone who does not meet the guidelines and allow them to be heard.

Petrick stated some are more common than others with the most common being detached garages.

Simon stated that he thinks the Board should hear people out but questioned those who may come up when covenants need to be approved and signed off of by the covenant restriction board of the particular neighborhood.

Trustee Greco wanted to know if there were numbers available. Petrick said they do exist and people would like the opportunity to be heard.

Trustee Schumacher believes it is dangerous to not let people be heard. Simon agreed stating we are a friendly community which should allow people to speak. Cook agreed as well and believes it's beneficial to broaden the spectrum.

VA Durkin suggested the members to take a look at surrounding communities to see what they are doing and possibly look at all the variance standards to see if there is room for improvement and bring it back for further discussion.

Discussion/Report of Current Housing Trends and Future Predications in regards to Channahon Home Building

DCD&IS Mike Petrick gave a presentation with visuals of the current housing trends. It is showing an increase in demand for housing. He felt a discussion was needed as to what the Board members expect the future housing in Channahon to be in regards to the types of homes built in the past and what the market might be asking for in the future. Smaller homes tend to be the trend in new construction right now. Petrick stated he is not supporting a lower quality product but wanted to see a realistic expectation. He stated the Village may want to think of what they would allow to be constructed in the near future. Possibly members would choose to discourage away from current trends but we run the risk of shutting our doors for business.

Trustee Militello stated a community needs to provide for all stages of life in order to sustain viability. She believes the Village may need to go with smaller but good quality homes.

Ciarletti agreed with Militello but wanted to know what it meant for subdivisions already plotted. Petrick stated that subdivisions that have covenants are already restricted to what is allowed. The Village does have some open lots which are not coveted. The packet provided a breakdown of undeveloped lots.

Petrick stated the future building requirements would be in relation to the large pieces of land available to be plotted and whether smaller quality homes would be considered.

Village President Cook brought up the point of the money the Village spends on extending services such as city streets, sidewalks, water and sewer for new subdivisions with minimal property taxes to pay for those services when there are still vacant lots with all that provide and not built on yet. He also brought up concern for adding more subdivisions to the current systems and whether they have the capacity to handle all of that. There is much to be considered.

Host suggested inviting the homeowner associations of subdivisions to create a dialog so they can entertain the concept of the benefit of adjusting current covenants.

Durkin brought up the financial aspect of the Village and the homeowner's drop in value of a home due to the number of vacant lots surrounding it and the fact that they purchased a home because of the covenants which can be conflicting.

It was stated that because covenants are part of the annexation agreement of the property, they are set.

Simon questioned what would be considered a quality home. Durkin stated it would be best to look at what the market is asking for prior to decision making on the Village standards.

Petrick stated that he was looking to see about flexibility prior to the Housing Summit which is scheduled for March 5th. He would like some ideas as to what direction he should go at this point.

Trustee McMillin wanted to know whether the Village could somehow safeguard against shoddy developers prior to them coming in. Cook said a possible means would be to stiffen local ordinances to prevent against issues. Cook also feels the Board need to carefully consider the development of plotted lots before current open land is sold so the Village sewage system does not become over inundated.

Trustee Scaggs felt it may be beneficial to look at other communities to see what, if any, adjustments they have made regarding housing restrictions due to the change in the market. Simon questioned as to what the Village would consider low quality. Simon stated that with all the rules and regulations today, it is very difficult to build a quality, low cost come. Durkin thought an avenue to go would be to take a look at minimum building standards.

Discussion of Other Planning Issues

Cook mentioned the development of the far west Brisbin Road area. Much went into the study with the partnership with Minooka. At some point we need to decide if we want to invest in it or not. If we can get a sewage plant out there and share it, it would benefit both parties, but make sure it is in a prime location for Channahon. Cook said it is important to never give up control of the water and do not count on another municipality for water. It is necessary to make sure the water that is serving Channahon is Channahon's water. The Board must think of mistakes that were made in the past. Do not let others dictate - make sure we take control. The Village has a great opportunity out there, the best corners, the best sections with the most potential for growth. It is imperative to make sure the Village is in control of it.

Phil Loizon made a motion to approve the Planning & Zoning Commission Minutes from October 14, 2014. Seconded by James Proffitt.

ROLL CALL AYES: Ciarlette, Proffitt, Host, McCollom, Loizon, Simon, Gray
NAYS: NONE **MOTION CARRIED**

Trustee Scaggs made a motion to adjourn at 7:05 p.m. Seconded by Trustee Greco.

ROLL CALL AYES: All in Agreement
NAYS: NONE **MOTION CARRIED**

Submitted by
Patricia Perinar
Village Clerk