



# AGENDA

## PLANNING & ZONING COMMISSION

*On January 22, 2021, the State of Illinois entered Phase 4 of the Restore Illinois plan related to COVID-19. Those attending Village meetings will be required to comply with "social distancing" requirements and the Village will enforce the Governor's Executive Order regarding requirements for meetings and events.*

*The public may email comments to [pzcmeeting@channahon.org](mailto:pzcmeeting@channahon.org). These comments will be read into the minutes.*

February 8, 2021  
6:00 p.m.

Channahon Municipal Center (Board Room)  
24555 S. Navajo Dr.  
Channahon, IL 60410

### Agenda Items

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Minutes** – January 11, 2021
- 5. Public Hearing** – *Text Amendment of the Village Zoning Regulations Section 156.081 Channahon Proper (CP) Overlay District regarding the regulation of fences within the Channahon Proper Overlay District and Section 156.197 Variations regarding the inclusion of fences as a variable zoning regulation*
- 6. Review and Recommendation** - *Text Amendment of the Village Zoning Regulations Section 156.081 Channahon Proper (CP) Overlay District regarding the regulation of fences within the*



Channahon Proper Overlay District and Section 156.197 Variations regarding the inclusion of fences as a variable zoning regulation

**7. Public Comment**

**8. Other Business**

**ADJOURNMENT**

*\*\* Anyone attending is suggested to arrive at 6:00 p.m., and anyone requiring any special accommodations should contact the Village Hall.*

# PLANNING & ZONING COMMISSION MINUTES

January 11, 2021

6:00 p.m.

Channahon Municipal Center (Board Room)  
24555 S. Navajo Dr.  
Channahon, IL 60410

## 1. Call to Order

Meeting called to order at 6:00 p.m.

## 2. Pledge of Allegiance

## 3. Roll Call

Commissioners Pershey, Madding, Sullivan, Gray, McCollom and Chairman Ciarlette present.  
Commissioner Warren absent.

Other present – Mike Petrick, Director of Community Development; Karen James, Planner; and Mary Jane Larson, Inspection Coordinator

## 4. Approval of Minutes – December 14, 2020

Motion to approve the minutes of the December 14, 2020 meeting of the Planning and Zoning Commission made by Commissioner Madding. Seconded by Commissioner McCollom. All Ayes, Motion Carried.

## 5. Review and Recommendation – Site Plan Amendment: Crase Auto Connection Building Addition, 25355 W. Eames Street filed by Randy Crase; to allow for the construction of portico addition adjacent to the building entrance and car wash bay.

Karen James presented the staff report.

Rob Gebel, architect for the project was present on the phone.

Chairman Ciarlette asked what material the wood wrapped columns are really wrapped in.

Rob Gebel said the trim is cedar and will be painted to match the building.

Karen James stated the columns are metal posts with wood around them.

No further discussion by the Commission.

Motion to recommend the Site Plan Amendment filed by Randy Crase to allow for the construction of portico addition adjacent to the building entrance and car wash bay made by Commissioner McCollom. Seconded by Commissioner Madding. All Ayes, Motion Carried.

**6. Public Comment**

None

**7. Other Business**

None.

**ADJOURNMENT**

Motion to adjourn made by Commissioner McCollom. Seconded by Commissioner Sullivan. All Ayes, Motion Carried. 6:10 p.m.

**Submitted by  
Mary Jane Larson, Inspection Coordinator**

DRAFT



## PLANNING AND ZONING COMMISSION MEMO

**FROM:** Karen A. James, Planner

**DATE:** February 2, 2021

**SUBJECT:** Zoning Text Amendment: 156.197 Variations, 156.081 Channahon Proper (CP) Overlay District

**FOR AGENDA:** February 8, 2021

### SUMMARY

Staff is presenting a text amendment to Municipal Code Chapter 156 Zoning Regulations, specifically the Variations Section regarding adding fences to the list of variable zoning regulations and the Channahon Proper (CP) Overlay District Section regarding rear-to-rear corner lot fence exception criteria. Amendments to the Zoning Regulations require a public hearing before the Planning and Zoning Commission. The proper notice in the newspaper was published in the required timeframe. As of the writing of this report, no public comments or inquiries had been received.

### PROPOSED AMENDMENT(S)

Zoning Regulations 156.197 Variations:

- Add fences to the list of variable regulations

#### **156.197 VARIATIONS.**

(D)(8) To modify any requirements for fences included in 156.185 Design, Location, and Height Requirements and 156.186 Fences Used for Specific Purposes.

Zoning Regulations 156.081 Channahon Proper (CP) Overlay District:

- Add fence criteria for rear yard to rear yard residential corner lots to allow fences of up to 6', open or closed style, within the corner side yard behind the rear corner of the home.

#### **156.081 CHANNAHON PROPER (CP) OVERLAY DISTRICT.**

(K) *Fences.* Fences shall comply with the requirements set forth in 156.180 through 156.188 with the following exception: Rear Yard to Rear Yard within the CP Overlay District: On corner lots where the rear property line is shared with another corner lot rear property line and both houses face the front property lines (i.e. the rear of the houses are facing each other and houses side to the same street side property line), a fence may be erected on the corner yard side lot in the area to the rear of the principal structure. The fence may be up to 6 feet in height and may be an open or solid style.

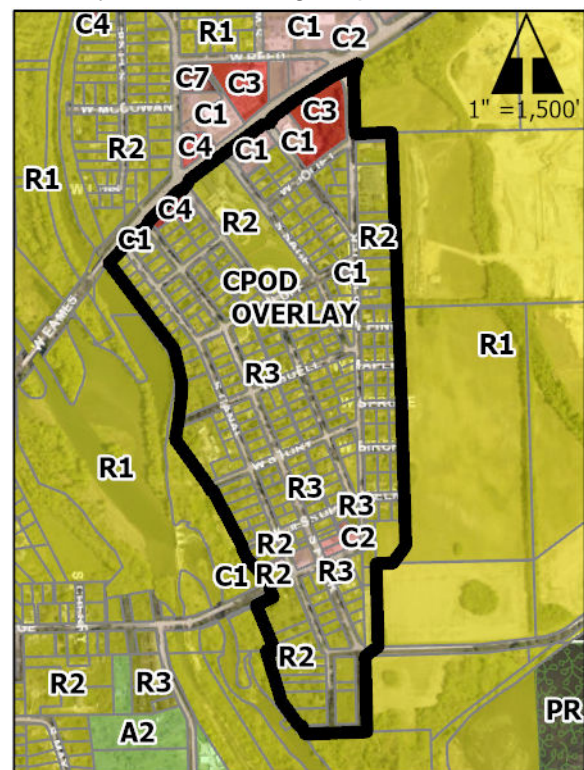


## PLANNING AND ZONING COMMISSION MEMO

Overlay District Map



Overlay District Zoning Map



### BACKGROUND INFORMATION

- When presented informally to the Village Board by staff, the board expressed general support of adding fences to the list of variable zoning regulations.
- This text amendment in draft form has not been previously presented to the PZC or Village Board.
- One resident within the Overlay District is currently waiting for direction from the village as to whether their submitted fence permit would qualify for the exception language text amendment or require a variance in order to be issued.

### PUBLIC NOTICE SUMMARY

The public hearing notice in the newspaper was completed in the manner and timing required. As of the writing of this report, no public comment or inquiries had been received as a result of the posting.



## PLANNING AND ZONING COMMISSION MEMO

### STAFF COMMENTS AND CONDITIONS

- Staff received a request from a resident in the Overlay District for a fence that would currently be denied. They inquired as to a possible variance, which also would not currently be possible.
- Chapter 156 Zoning Regulations is specific as to the items that can be varied. Application requests that involve zoning regulations not included on the list in Section 156.197 are not accepted for processing.
- Accessory structures were added to the variance list in 2015.
- Adding fences to the variations list allows Channahon residents to be heard with regard to their fence requests, unique circumstance and property details.
- After further reviewing fences within the older part of town (CP Overlay District), staff identified several existing fence locations/styles on corner lots that would not comply with current interpretation of the Zoning Regulations.
- Twelve (12) corner lots have a configuration with the rear yards abutting the rear yard of another corner lot (6 sets). Most of these lots have the corner side yard facing Center Street.
- The Overlay District text amendment proposes to add a criterion allowing for a privacy style fence of up to six (6) feet in height within the rear corner side yard behind the rear corner of the home.
- This configuration of a fence on a rear yard to rear yard corner lot would not conflict with pedestrians as there are no sidewalks or aesthetic view from a neighboring home as the rear neighbor faces the opposite street and not the corner street, nor would it conflict with traffic visibility as the fence would be set back to the rear corner of the home leaving most of the corner side yard unobstructed.

### SUPPORTING DOCUMENTS

- Redline Drafts of Proposed Text Amendments
  - 156.197 Variations
  - 156.081 Channahon Proper (CP) Overlay Zoning District

### ACTION REQUESTED OF THE COMMISSION

- Conduct Public Hearing for the Text Amendment
- Review and make a Recommendation to the Village Board regarding the Text Amendment



### **156.197 VARIATIONS.**

(D) *Authorized variations.* Variations from the regulations of this chapter shall be granted by the Planning and Zoning Commission only in accordance with the standards set out in this section and may be granted only in the following instances, and in no others:

(1) To permit any yard or setback less than a yard or a setback required by the applicable regulations.

(2) To permit the use of a lot or lots of record on the effective date of this chapter for a use otherwise prohibited solely because of insufficient area or width of the lot or lots, but in no event shall the respective area and width of the lot or lots be less than 90% of the required area and width.

(3) To permit the same off-street parking facility to qualify as required facilities for two or more uses, provided that substantial use of such facility by each user does not take place at approximately the same hours of the same days of the week.

(4) To reduce the applicable off-street parking or loading facilities required by 20% of the applicable regulations.

(5) To increase by not more than 25% the maximum distance that required parking spaces are permitted to be located from the use served.

(6) To increase by not more than 20% the gross area of a sign.

(7) To modify any requirement of § [156.023](#), Accessory Buildings.

[\(8\) To modify any requirements for fences included in 156.185 Design, Location, and Height Requirements and 156.186 Fences Used for Specific Purposes.](#)

### **156.081 CHANNAHON PROPER (CP) OVERLAY ZONING DISTRICT.**

(A) *Description of district.* The Channahon Proper (CP) Overlay District is the oldest part of the village and was not subject to the subdivision and development regulations or the zoning regulations during its development stages. Due to this development, the CP Overlay District is unique in nature and subject to regulations that may be over burdensome and too restrictive in the underlying zoning districts. The subject area also holds the most historic value of the village and is the gateway to a village state park and the I & M Canal. The CP Overlay District's intent is to lessen the burden of the zoning regulations while also upholding or enhancing the Channahon Proper character by instituting exclusive regulations for this particular area.

(B) *Boundaries.* The boundaries of the CP Overlay District shall be defined in accordance with the Official Zoning Map.

(C) *Uses permitted.* Any use permitted in the underlying zoning district of the subject parcel.



(D) *Special uses.* Any use permitted by special use in the underlying zoning district of the subject parcel.

(E) *Temporary permit uses permitted.* Any temporary permit uses permitted in the underlying zoning district of the subject parcel.

(F) *Accessory uses permitted.* Any accessory uses permitted in the underlying zoning district of the subject parcel.

(G) *Prohibited uses.* Any use prohibited in the underlying zoning district of the subject parcel.

(H) *Residential site and structure requirements.*

(1) *Minimum lot area.* A separate ground area of not less than 7,500 square feet shall be designated, provided and continuously maintained for each structure or land containing a permitted or special use.

(2) *Minimum lot width.* A minimum lot width of 100 feet shall be provided for each lot used for a permitted or special use, however the minimum lot width shall not apply to any lots created on or before January 1, 2005, provided that all other site and structure requirements of this section are complied with.

(3) *Front yard.* All structures shall be set back at least 30 feet from the front property line.

(4) *Side yard.* All primary structures shall be set back at least ten feet from the side property line. All accessory structures shall be set back at least six feet from the side property line. In this instance, and this instance only, the accessory structure setback shall be measured from nearest point of the structure, including roof overhangs or any other extension that may protrude closer to the property line than the base of the structure.

(5) *Rear yard.* All structures shall be set in a distance of not less than ten feet from the rear property line.

(6) *Maximum height.* No principal structure shall exceed two and one-half stories, or 35 feet in height, and no accessory structure shall exceed one story or 15 feet in height, except as provided in §§156.020 through 156.028.

(7) *Floor area ratio.* Not to exceed .4.

(8) *Accessory structures.* The maximum number of accessory structures allowed on any parcel shall be no more than three.

(9) *Minimum size of dwelling.* Each single-family detached dwelling and any other structure occupied in whole or part for residential purposes shall contain at least 1,000 square feet of livable floor area, exclusive of basement or garage space.

(10) *Reconstruction.* If any structure in this zoning classification is damaged or destroyed, it may be reconstructed on the same location without regard to the site and

structure requirements listed herein if the structure was originally constructed on or prior to the adoption of this chapter.

(I) *Parking requirements.*

(1) Every detached single-family dwelling unit shall include a two-car attached or detached garage located on the same lot or parcel.

(2) Any additional requirements in accordance with the applicable regulations set forth in §§ 156.150 through 156.151.

(J) *Special provisions.* Additional special provisions as required in the underlying zoning district.

(K) *Fences.* Fences shall comply with the requirements set forth in 156.180 through 156.188 with the following exception:

Rear Yard To Rear Yard within the CP Overlay District: On corner lots where the rear property line is shared with another corner lot rear property line and both houses face the front property lines (i.e., the rear of the houses are facing each other and houses side to the same street side property line), a fence may be erected on the corner yard side lot in the area to the rear of the principal structure. The fence may be up to 6 feet in height and may be an open or solid style.