

PLANNING & ZONING COMMISSION MINUTES

February 8, 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 Gray, Pershey, Madding, Sullivan, Warren and Chairman Ciarlette present.
Commissioner McCollom absent.

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

4. Approval of Minutes – January 11, 2021

Motion to approve the minutes of the January 11, 2021 meeting of the Planning and Zoning
Commission made by Commissioner Sullivan. Seconded by Commissioner Gray. All Ayes,
Motion Carried.

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

Motion to open the public hearing made by Commissioner Pershey. Seconded by Commissioner
Sullivan. All Ayes, Motion Carried.

Karen James presented the staff report.

Discussion followed.

Mike Petrick displayed an aerial image of a rear yard to rear yard example in the Overlay District.
James mentioned that the Overlay District may need other criteria added of unique situations but
that is what the Overlay District was for.

Motion to close the public hearing made by Commissioner Gray. Seconded by Commissioner
Sullivan. All Ayes, Motion Carried.

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

No further discussion by the Commission.

Motion to recommend the 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 made by Commissioner Madding. Seconded by Commissioner Gray. All Ayes, Motion Carried.

7. Public Comment

None

8. Other Business

Mike Petrick brought up for discussion the Cardinal Health Building constructed by Venture One and the black aluminum fence around it. Cardinal Health inquired about signs being placed on the inside of the fence for identification of the numbering of truck spaces rather than having them on individual pole mounts. There were different options discussed but Mike would like to bring it up for discussion here to get some guidance on what the Planning and Zoning Commission thought.

Commissioner Gray asked if the numbers could be painted on the asphalt. Karen James pointed out when snow is on the ground the numbers would be covered. Chairman Ciarlette asked how many parking spots are there and was told about 80. Commissioner Sullivan asked what size is the proposed sign. Karen James said the size of the signs would be about 12 inches by 18 inches a little bigger than a piece of paper and made of durable material matching the black aluminum. Commissioner Warren doesn't like the concept of having the signs on the fence. He mentioned reflective paint used for handicapped spaces in other parking lots is quite visible. He asked what would be the difference of painting reflective numbers on the parking lot citing that they would be removing snow from the parking lot so the numbers would be visible. Commissioner Gray said UPS has thousands of bays with the numbers painted on the spaces and they never had any problems. Chairman Ciarlette said if it came down to an additional post vs the sign on the fence, she prefers the sign on the fence. Sullivan and Madding agreed. The consensus was that painting on the pavement was the better option with placement on the fence only if the painting didn't work.

The next item Mike discussed was the annual report for 2020 currently being laid out by our marketing person so once it is done he will email out copies to everyone. Mike said 2021 new house builds will be a little slower than 2020 because of lot shortages. The new subdivisions that are in the works will probably not significantly impact the 2021 market. Last year we did 114 homes where this year may only be 75. The slowdown is not because of a demand issue it's more a lot supply shortage.

Mike said there is a proposal before the board to purchase property for a new waste water treatment plant out West.

There is currently a contract on the Ivo's property but they are currently waiting on IDOT. With the park and ride on the corner, drivers are using that as a cut through. The village did a traffic count and took videos and sent them to IDOT showing hundreds of cars are going through there an hour. IDOT is supposed to be getting back to us with their recommendation of what to do there. What IDOT wants to do there will impact the Ivo's site because it may change the access to Ivo's. The purchase contract is in a holding pattern waiting to see what IDOT says before they try to figure much more out.

Mike discussed the purchase of property by Penske Truck Leasing Company located north of Thornton's Gas Station on S Frontage Road W. They will be demolishing the southern half and moving in to the J B Hunt facility while they build their building. When the new building is completed they will move in there and demolish the other building and finish the site.

ADJOURNMENT

Motion to adjourn made by Commissioner Sullivan. Seconded by Commissioner Gray. All Ayes, Motion Carried. 6:55 p.m.

Submitted by
Mary Jane Larson, Inspection Coordinator
Approved March 8, 2021