

**CHANNAHON PLANNING AND ZONING COMMISSION  
MEETING**

**February 13, 2012**

Commissioner Host made a motion to temporarily appoint Commissioner Loizon as acting Chairperson. Seconded by Casey McCollom.

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

Chairperson Phil Loizon called the meeting to order at 6:00 p.m.

Chairperson Phil Loizon led the Pledge of Allegiance.

Commissioners present were: Phil Loizon, James Proffitt, Casey McCollom, and Chantal Host. Also present were Director of Community Development Mike McMahon and Administrative Assistant Lydia Ledesma.

A quorum was declared present.

Commissioner Host made a motion to approve the January 9, 2012 minutes. Seconded by Commissioner Proffitt.

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

**Yudzentis Subdivision Final Plat**

Mr. McMahon presented the Yudzentis Subdivision Final Plat.

Frank and Jane Yudzentis of 16142 Ontario St., Crest Hill, IL own Lots 338 and 339 in the Ravine Woods Subdivision. The lots are addressed 25960 and 26000 Sylvan Meadow Dr. The Yudzentis' are proposing to construct a new home over both lots and have requested the lots be combined. This would also require the vacating of a storm water drainage easement that separates both lots.

Staff has reviewed the new plat and determined it conforms to the Village Code of Ordinances.

Mr. McMahon referred to a location map indicating where the two lots are located. He stated the applicants plan to construct one ranch style home.

Commissioner Loizon asked if there were any more comments.

Commissioner McCollom made a motion to approve the Yudzentis Subdivision Final Plat. Seconded by Chantal Host. n

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

## **New Fence Ordinance Language**

Mr. McMahon presented the New Fence Ordinance Language.

Over the years, the Village has had requests from residence to install fences to the property lines of side yards on corner lots. These requests have been denied as the current Village Code does not allow any building or structure to be placed passed the side yard building line on corner lots.

Staff recently revisited this issue. A survey of neighboring municipal codes revealed that allowing fences to the property line on corner lots is allowed in most municipalities. For instance, the Village of Minooka allows decorative fence no more than four feet tall to be constructed to the property on corner lots.

Staff is also recommending removing outdated fence language that would allow stockade or rail fences to be constructed on the perimeter of a lot that is located in R-1 and R-3 districts. The new proposed language removes this from R-1 and R-3 districts but continues to allow it R-2, A-1 and A-2. Below is staff's recommended language:

### **§ 156.185 DESIGN, LOCATION, AND HEIGHT REQUIREMENTS.**

(A) R-1 and R-3 Residential Zoning Districts:

Perimeter fences shall only be erected in the side and rear yard in back of the front building line. Fences may be either open or solid and not exceed a height of six feet. Perimeter fences shall be erected within six inches of the property lines of the property on which the fence is to be constructed. Only open fences not exceeding a height of four feet may be constructed beyond the side yard building line of those properties on corner lots.

(B) A-1 and A-2 Agriculture and Rural Residential Zoning Districts

Same as R-1 and R-3 with the following exceptions:

- a. Wood-type rail open fences or peeled log split rail open fences may be erected anywhere within six inches of the perimeter of the property line including the front yard and side yards past the building line not to exceed a height of five feet; and
- b. Wire fences designed to contain farm animals may be erected anywhere within six inches of the perimeter of the property line including the front yard and side yard past the building line.

(C) R-2 Single Family Residential District:

Same as R-1 and R-3 with the following exception: Open perimeter fences may be erected anywhere within six inches of the perimeter of the

property line including the front yard and side yards past the building line. Fences constructed past the front and side building lines on corner lots may not exceed a height of four feet.

Mr. McMahon comment that he spoke with Ed Dolezal, Public Works Director, concerning these changes and he has no problem with it as long as when we permit fences there are no visibility issues.

Commissioner Host commented that possibly in the proper area if someone wanted to do this we could run into a line of sight issue.

Mr. McMahon further explained that there are no changes to R-2 zoning fence requirements.

Commissioner Loizon questioned whether this pertains to subdivisions that currently don't allow it due to the covenants.

Mr. McMahon explained that if covenants restrict fences then you would have to abide by the covenants.

Commissioner Loizon commented that the front house line is a bit aggressive.

Commissioner Host stated that she likes the changes even with the front house line because people can utilize it in more creatively such as Sharp homes where residents have side yard patios. They could incorporate the patio into the fenced area.

Mr. McMahon commented that Chairperson Ciarlette did email him stating that she was not in favor of these changes.

Commissioner Proffitt made a motion to adjourn the meeting at 6:25 p.m. Seconded by Commissioner Host.

**ROLL CALL: ALL AYES**

**MOTION CARRIED**