

## PLANNING & ZONING COMMISSION

April 10, 2023

6:00 p.m.

Channahon Municipal Center (Board Room)  
**24555 S Navajo Drive**  
**Channahon, IL 60410**

### 1. Call to Order

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

### 2. Pledge of Allegiance

### 3. Roll Call

Present: Commissioners Ciarlette, Gregory, Larson, Madding, Thurlby, Weaver, and Chairman Blackburn.

Others Present: Mike Petrick, Director of Community Development & Information Systems; Karen James, Planner; Mary Jane Larson, Inspections Coordinator

### 4. Public Comment

Chairman Blackburn clarified the difference between commenting during a public hearing and the public comment section of the agenda.

### 5. Approval of Minutes – March 13, 2023

Motion to approve the minutes of the March 13, 2023 meeting of the Planning and Zoning Commission made by Commissioner Ciarlette. Seconded by Commissioner Thurlby. All Ayes, None Opposed, Motion Carried.

### 6. Public Hearing – Application for a Rezoning from R-1 Single Family Residence District to R-2 Single Family Residence District for Vacant Lot 04-10-09-107-042-0000, 24608 W Eames Street, 24624 W Junior Avenue, 24630 W Junior Avenue, 24644 W Junior Avenue, 24609 W Turnstone Boulevard, and 24619 W Turnstone Boulevard, filed by Village of Channahon.

Motion to open the public hearing made by Commissioner Gregory. Seconded by Commissioner Madding. All Ayes, None Opposed, Motion Carried.

Chairman Blackburn swore in the members of the public wishing to speak during the public hearing.

Mike Petrick wanted to give the commission and audience a little bit of the background as it has been a few years since a rezoning like this request was done. In 2013 the R-1 zoning changed which would no longer allow detached garages. In 2015 there started to be some issues, one being the properties were non-conforming because there are homes with detached garages. The problem is that if a garage is damaged more than 51% of its value, it could not be rebuilt. This

created an issue with refinancing and an issue with insurance. The village started looking at areas that had a predominate strong suit of detached garages and focusing on whether or not they should be rezoned to R-2. The main difference between the R-1 and R-2 is the detached garage. The house size in R-2 is slightly smaller and the lot size is smaller in R-2 by about half. The main reason the village started rezoning properties is because of the homes with the detached garage situation. When Covid came along there was a pause on the project because a public hearing is required and that presented problems to accommodate meeting attendance or difficult to the public if there were only online meetings. The rezoning of the 7 properties to R-2 would allow rebuilding of detached garages should they be damaged over 51% value and allow detached garages to be built on the properties, if desired, like their neighbors have. The other thing is there is a lot on the corner of Turnstone and Route 6 that once had a home but was demolished when IDOT acquired additional right-of-way when Route 6 was expanded. The lot is not big enough for R-1 rules to build a home. The lot is big enough with the R-2 rules making it buildable for a home. The village is the one who initiated the rezoning to R-2 as the lots will be better suited for the zoning district given the properties' existing conditions.

Karen James presented the staff report.

Chairman Blackburn asked if real estate taxes would go up because of the zoning change.

Petrick said the zoning change would not affect property taxes. The assessor bases the taxes on the value of the building on the property. If this was commercial property the zoning may influence the taxes but not for properties in residential areas.

Doug Smith had general questions about the rezoning of the properties. He asked for clarification of the 180 square foot size for a garage versus accessory structure. He also asked what would happen if an existing accessory structure was over 15 feet.

Petrick stated that up to 180 square foot is a shed and anything over that is a detached garage, which is prohibited in the R-1 district. The height is measured to the mean height of the roof. If the structure was over that, then any new accessory structure would need to meet the maximum roof height of 15 feet.

Smith asked if a garage was still not compliant with the R-1 zoning rules, why not zone the property RE-1 or RE-2.

James answered that the lots are not big enough to be zoned RE-1 or RE-2.

Susan Gehris asked if an out building could be built on the lot without a house. She stated that she doesn't think a home placed on the vacant lot will look good. She doesn't think a septic system, house, and out building would fit on this lot. She does not want to see a small house at the entrance of the subdivision.

Petrick explained the Health Department has to approve the planned structures and septic layout. Without being combined with another lot, an out building could not be built on the vacant lot without a house.

Gehris thought the state had taken the property. She asked why is the Lamas property not included in the Zoning Change.

Petrick explained the Lamas property was across the street on the other side of more R-2 zoning and not included in this group of rezonings.

Motion to close the public hearing made by Commissioner Ciarlette. Seconded by Commissioner Weaver. All Ayes, None Opposed, Motion Carried.

- 7. Review and Recommendation** – Zoning Change from R-1 Single Family Residence District to R-2 Single Family Residence District for Vacant Lot, 04-10-09-107-042-0000, 24608 W Eames Street, 24624 W Junior Avenue, 24630 W Junior Avenue, 24644 W Junior Avenue, 24609 W Turnstone Boulevard, and 24619 W Turnstone Boulevard filed by Village of Channahon.

Motion to recommend that the Village Board approve the Rezoning from R-1 Single Family Residence District to R-2 Single Family Residence District made by Commissioner Gregory. Seconded by Commissioner Thurlby. All Ayes, None Opposed, Motion Carried.

Blackburn stated this would go before the Village Board for final consideration on Monday April 17, 2023.

#### **8. Other Business**

None

#### **ADJOURNMENT**

Motion to adjourn made by Commissioner Ciarlette. Seconded by Commissioner Larson. All Ayes, None Opposed, Motion Carried. 6:38 p.m.

#### **Submitted by**

**Mary Jane Larson, Inspection Coordinator**  
**Approved June 12, 2023**