

**CHANNAHON PLANNING AND ZONING COMMISSION
MEETING**

September 10, 2012

Chairperson Karen Ciarlette called the meeting to order at 6:02 pm.

Chairperson Ciarlette led the Pledge of Allegiance.

Chairperson Ciarlette asked for a Roll Call.

Commissioners present: Karen Ciarlette, James Proffitt, Casey McCollom, Chantal Host, Jed Barker and Jeff Simon.

Also present were Director of Community Development Mike McMahon..

A quorum was declared present.

Approval of the August 13, 2012 Minutes

James Proffitt made a motion to approve the August 13, 2012, meeting minutes. Seconded by Jed Barker.

VOTE: ALL AYES

MOTION CARRIED

Pilon Estates Final Plat of Subdivision

Mr. McMahon read the Pilon Estates Final Plat of Subdivision memo into the record.

Jason and Angela Pilon of 26050 S. Indian Creek Trail in Channahon own Lots 608 and 609 in the Hunter Crossing Subdivision Unit 14. The Pilon's currently live on lot 609.

The Pilon's are requesting to combine both lots in order to construct a shed. The public utility and drainage easement will remain.

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

Commissioner Simon asked why the need to combine.

McMahon replied that the Pilon's want to build a shed on the second lot but cannot because there is no primary structure on that lot.

Commissioner Simon asked if they could build another garage.

Mr. McMahon replied no but would check the code.

James Proffitt made a motion to approve the Pilon Final Plat. Seconded by Jeff Simon.

VOTE: ALL AYES

MOTION CARRIED

Fee in Lieu of School and Park Land Donation - Discussion

Mr. McMahon reported that the Village received an appraisal from the *South Suburban Home Builders Association* (Association) for the purpose of determining the fair market value of an improved acre of land in order to calculate the contribution a developer is required to make in lieu of land donations for schools and parks. In 2006, the Village raised that value from \$50,000 to \$75,000.

The appraisal report concluded that an acre of undeveloped land is worth \$12,000. The appraiser then added \$10,000 per acre for "grading and minimal road work" resulting in an estimate of \$22,000 per acre.

Staff felt this estimate was low and determined it should be more like \$50,000 an acre. Mr. McMahon stated this requires a public hearing and that it will be brought back to the PZC in October

A discussion followed.

Chairperson Ciarlette asked about the other impact fee reduction request.

Mr. McMahon replied no Village Trustee or the Mayor asked staff to look at reducing those fees yet.

Chairperson Ciarlette asked if the PZC could make a recommendation.

Mr. McMahon replied if the Commissioner would like that to be on the next agenda I will put it on.

Adjournment

James Proffitt made a motion to adjourn the meeting at 6:30. Seconded by Jed Barker.

VOTE: ALL AYES

MOTION CARRIED