

Village of Channahon

PLANNING & ZONING COMMISSION MINUTES

September 9, 2019
6:00 p.m.

1. Call to Order

2. Pledge of Allegiance

Karen Ciarlette led the Pledge of Allegiance.

3. Roll Call

Gray, McCollom, Pershey, Madding & Chairman Ciarlette. Commissioner Simon absent.

Others present - Mike Petrick, Director of Community Development; Karen James, Planner; Thomas Durkin, Village Administrator

4. Approval of Minutes

Motion to approve the minutes of the August 12, 2019 Planning & Zoning Commission made by Commissioner Gray. Seconded by Commissioner Pershey. McCollum abstained. Motion Carried.

5. Recommendation – Subdivision and Development Regulations Variance: 25045 S. Center Street; to waive the requirement of extending the public water utility to the adjoining property to the south.

James presented the staff report. Durkin discussed history of property after fire; disrepair, lack of maintenance for years; and encouraging to have a buyer interested in building a single family home.

Ciarlette questioned why they are not following the ordinance put in place in 2018.

McCollum would like Commission to recommend should the water line be available this home would be required to connect at possibly the cost of today's hookup fees.

Mr. Rittof said the well drilling for the house will cost approximately \$9,000. If water becomes available within the next year he would not want to hook up.

Karen Smith questioned whether there were grants the village received to improve the older area.

Petrick explained the grants received were spent on water lines that are currently installed. Community Development Block Grants were allotted to properties that qualified. Conditions of these grants were that the homes had to hookup.

Ciarlette questioned if the condition required was met pertaining to a real hardship.

Madding feels yes because of the cost that would be incurred if the water main was extended.

Ciarlette wanted to make sure all the points are covered so that a precedence isn't set for future consideration of properties.

A motion was made by Commissioner McCollum to recommend to the Village Board the application for a Subdivision and Development Regulations Variance with the condition they will be required to hookup when a water line is available and be allowed to pay the tap-on fee at the current rate or future rate, whichever is cheaper. Seconded by Commissioner Madding. All Ayes, Motion Carried.

6. Public Comment

Nancy Fox wants to consolidate her property to have one permanent index number from two numbers. The result will be one tax bill issued instead of two separate tax bills she is currently receiving.

7. Other Business

Petrick said the Comprehensive Plan extended to the end of October.

There is a Special Joint Meeting with the Village Board and Planning & Zoning Commission on Monday October 28, 2019 at 6 p.m.

It was brought to the attention of the commission the fence has been taken down on the Crase property.

Adjournment.

Motion to adjourn made by Commissioner McCollum. Seconded by Commissioner Madding. All Ayes, Motion Carried.

6:35 PM