Planning & Zoning Commission  
July 8, 2019 - 6:00 p.m.

Call to order by Chairman Ciarlette.  
Pledge of Allegiance  
Roll Call:  Gray, Pershing, Madding and Ciarlette. Commissioners Simon, McCollum and Sullivan absent.

Village staff present Director of Community Development & Information Systems Mike Petrick, Village Planner Karen James, Village Administrator Thomas Durkin and Inspection Coordinator Mary Jane Larson.

Chairman Ciarlette asked all those wishing to speak to stand and they were sworn in.  
The approval of the minutes was moved to the end of the meeting to allow the Commissioners to read them.

A motion was made by Commissioner Gray and seconded by Commissioner Madding to open the Public Hearing for the Zoning Change R-2 Single Family Residence District to C-4 Automotive Service District for the property at 24942 S Tryon Street.

Roll Call:  All Ayes Motion Carried.

Karen James presented staff reports.

A letter was received on July 5th from Michelle Grant voicing her concerns and was read aloud by Karen James. Michelle Grant questioned the drainage because of the proposed asphalt drive and concerned with the neighboring properties such as the school across the street and possible water sitting and not draining. There was also a concern about the lighting.

The staff answered that the decision was to go with only 3 lights instead of 4 to not over light the neighboring residential homes. The drainage does not currently have any problems though Mike Petrick did state the engineering is not complete and may require additional dry wells.

Karen Smith of Channon Drive spoke about concern for adding a condition to replace fence on the west side if it deteriorates or is removed and making sure the drainage is adequate for the area. Cynthia Blottiaux of 24948 Tryon spoke about concern for the effects of the improvements and drainage system changes on the adjacent property to the south.

A motion was made by Commissioner Madding and seconded by Commissioner Gray to close the Public Hearing.

Roll Call:  All Ayes Motion Carried.

A motion was made by Commissioner Pershing and seconded by Commission Madding for the recommendation of the approval of the Zoning Change R-2 Single Family Residence District to C-4 Automotive Service District and the Site Plan for Crase Auto Connection Expansion, 24942 S Tryon Street. Subject to the following conditions:

- Staff review and approval of the final engineering plans.
- No construction shall begin on the property until the confirmation of an application with Will County for the consolidation of PIN with 25355 W Eames Street and 24943 S Fryer Street.
- Use of the lot at 24942 S Tryon Street shall be for the employees of the business and for vehicles waiting for service or pick up by owner.
A six (6) foot privacy fence shall be present at all times in the south and west transitional yard areas. Should the fence be removed for any reason, a new fence shall be constructed in its place.

Roll Call: All Ayes Motion Carried.

Core Homes is requesting the recommendation for the approval of the Final Plat of Resubdivision: Keating Pointe Phase Three.

Karen James read through the staff report.

John Major of Core Homes was in attendance and answered questions from the commission. The HOA fee will be $140 a month. The Village will be maintaining the streets. Chairman Ciarlette said the homes are very nice and she is happy with the looks of the completed homes. John Major thanked the Commissioners for all the good comments. John Major mentioned that he would work with staff and village attorney on the landscape island easement.

A motion was made to recommend the Final Plat of Re-Subdivision for Keating Pointe Phase 3 by Commissioner Pershing and seconded by Commissioner Gray.

Roll Call: All Ayes Motion Carried.

A motion was made by Commissioner Gray and seconded by Commissioner Pershing to approve the minutes of June 10, 2019.

Roll Call: All Ayes Motion Carried.

Other business was discussed. Mike Petrick said a proposed date for a joint meeting with the Village Board and the Planning and Zoning Commission was October 28, 2019.

Loves is still in process and we are waiting for their offices to submit a permit.

Lone Star may not be going until October 2019.

Commissioner Madding made a motion to adjourn and seconded by Commissioner Gray.

Roll Call: All Ayes Motion Carried.

7:10 pm