

## CHANNAHON PLANNING AND ZONING COMMISSION

October 8, 2007

Chairman Curt Clark called the meeting to order at 6:00 p.m.

Chairman Clark led the Pledge of Allegiance.

Members present were Curt Clark, Karen Ciarlette, Chuck Hiller, Cindy June, Rick Lyman Phil Loizon and Jeff Simon. Also present were Director of Community Development Mike McMahon, Attorney Jim Murphy, Village Planner Jake Melrose and Community Development Assistant Lydia Ledesma.

It was declared a quorum was present.

### **APPROVAL OF MINUTES**

**Karen Ciarlette made a motion to approve the minutes from the September 10, 2007 meeting. Seconded by Cindy June.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

**Chuck Hiller made a motion to approve the minutes from the September 24, 2007 meeting. Seconded by Cindy June.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

### **HENNEBERRY FARM RESUBDIVISION UNIT 12**

Mr. Melrose commented that the applicants, TJJ Properties, may not be able to attend but requested the commission still take action.

Commissioner Clark questioned the replat was only moving a lot line.

Mr. Melrose responded in the affirmative and that the applicant is moving a lot line increasing the one lot to better market the properties for an upcoming auction.

Commissioner Lyman expressed concern over approving anything in Henneberry Farm until Sharp finishes putting up the para pit wall for the strip mall.

Mr. McMahon explained that the applicant is not Sharp Homes but TJJ Properties.

Village staff commented that it is definitely different units as well as different applicants, and it would not be right to hold up a different party for the situation of another.

Village Attorney, Jim Murphy, reaffirmed that there is no leverage with this resubdivision if Sharp is not the applicant.

Village staff will look into the issue of the para pit for the Sharp strip center.

The applicant's engineer, David Weber, arrived and came forward to address any questions or comments.

Mr. McMahon asked Mr. Weber to explain the reasoning behind the resubdivision.

Mr. Weber explained that many of these lots are going up for resale, and a preliminary plat was completed and approved in 2002. This showed the lot line being where it was and a conceptual plan of what might go in that area. The resubdivision just follows that because there has been a change of mindset from the point it was originally platted until now.

**Karen Ciarlette made a motion to approve of the Plat of Resubdivision of Henneberry Farm Unit 12 at Ridge Road and Bluegrass Dr., in accordance with the review plans. Seconded by Cindy June.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**

#### **OTHER BUSINESS**

Discussion followed regarding the letter sent to Pilot which was distributed to the Commission.

Mr. McMahon explained the Pilot Travel Center is looking to purchase the Citgo. The property is zoned C-3 commercial with no special use permit. The Village has agreed that as long as Pilot does not change the site plan or add any new fuel stations, they would be allowed to basically run the same business what is being run now. Pilot will attract more diesel sales than the Citgo.

Commissioner Ciarlette pointed out the positive changes Pilot could bring.

Commission Hiller opposed the idea of a Pilot because of the additional truck traffic.

Commissioner Simon commented that we also need to look at the sales tax that Pilot could generate. Traffic is still the main concern at I55 and Route 6.

**Karen Ciarlette made a motion to adjourn the meeting at 6:30 p.m. Seconded by Phil Loizon.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**