

**VILLAGE OF LANNON**  
**MINUTES FROM THE 5/27/10 PLAN COMMISSION MEETING**

1. Presiding Officer, Mr. Martin, called the meeting to order at 7:06 p.m.
2. Pledge of Allegiance was recited.
3. Roll call: Fiene, Grim, Martin, Newman, O'Connor, Rudolph, and Zabler were present. Also present were Village Engineer Mr. John Stigler, and Village Attorney Mr. Hector de la Mora.
4. Statement of Public Notice was confirmed.
5. **Motion** by Newman/Rudolph to approve the minutes from the 4/29/10 Plan Commission meeting. Carried unanimously.
6. Revised Plan of Operation for C J Remodeling LLC. Village Engineer Mr. Stigler presented his comments which included: incorporating the requested changes, which were made under Item G, under the Jack Pot Tours Plan of Operation reflecting an upper and lower unit layout. Discussion followed on whether there was an egress from the basement unit and it is noted that is none. **Motion** by Newman/Rudolph to approve the revised Plan of Operation for C J Remodeling LLC. Carried unanimously.
7. Sign Permit for Whispering Ridge Condominiums. Village Engineer Mr. Stigler presented his comments. The comments included a recap of the current project and signage situations, the proposed signage, Village Code requirements for the proposed signs (back to back signs in a V shape), and if the signs were to be lighted. Discussion followed concerning method of sign support, materials to be used in the making the signs, location of the signs, and whether the signs are proposed to be temporary (yes) or permanent (no). **Motion** by Rudolph/Newman to approve the sign permit for Whispering Ridge Condominiums. Discussion followed concerning the small signs currently in place if they were staying and as the sign ages how it will be maintained. **Motion was amended** by Rudolph/Newman to include the understanding that the small advertising signs currently in place be removed as well as some appropriate landscaping be placed around the sign. **Motion was further amended** by Rudolph/Newman to also include that the information in the Engineer's comments be provided. Vote on the motion as amended: Carried unanimously.
8. Halquist Stone request for rezoning of the Cawley Farm property located on Good Hope Road. Mr. Bill Halquist and Mr. Tom Halquist were present representing Halquist Stone. Village Engineer Mr. Stigler presented his comments. The comments included a recap of previous activities involving the rezoning process; the need to utilize the PUD code to regulate site development; and to address possible problem areas such as truck access, permitting of stream crossing, adequate site access for end use, preservation of environmental areas, development of appropriate storm water management basins, extension of the Village's water system and sanitary sewer mains, and to provide financial sureties to guarantee project completion. Village Attorney Mr. de la Mora commented that preliminary discussion should be held concerning site preparations, since legally he feels that 20 years would be difficult to defend as

site preparation work. Therefore, Mr. de la Mora recommends that we consider a period of less than 20 years and that the project be done in one infrastructure phase and in one development phase. A five (5) year agreement with a five (5) year extension was suggested. Because the property is not yet been purchased by Halquist Stone, the Cawley family would have to be a part of the process. Discussion continued on trucking, the condition of Good Hope Road, what kind of backfill will be used on the site, compaction of the site, and what the next part of the process should be. Village Attorney Mr. de la Mora suggested that a small subcommittee of the Plan Commission be established to assist in the process and that the subcommittee include the Village Attorney and the Village Engineer. At this point legally nothing has happened.

9. Citizens Comments:

Mr. Brian Cass-My brother David and I are looking for some feedback or direction on the possibility of multi-family housing or rentals for developing our property. (Some suggestions were given by various members of the Plan Commission.)

Ms. Deborah Schultz-Asked about work on Good Hope Road. (Commissioner Newman gave an overview of the Townline Road and Good Hope Road intersection project.)

Commissioner Rudolph-Asked about the status of the Barnes project.

Mr. Bill Halquist-Gave a recap of the next procedure involving their project as he understood it. (Village Attorney Mr. de la Mora and Commissioner Newman commented for clarification.) Further discussion followed concerning problems with a previous project and that the same mistakes are not made with this project.

10. **Motion** by Newman/Grim to adjourn. Carried unanimously. Meeting was adjourned at 7:41 p.m.