

PREPARED BY:

VILLAGE OF CHANNAHON  
24555 S. NAVAJO DRIVE  
CHANNAHON, IL 60410

MAIL TO:

VILLAGE OF CHANNAHON  
24555 S. NAVAJO DRIVE  
CHANNAHON, IL 60410

RECORDER'S STAMP

ORDINANCE NO. 1663

**AN ORDINANCE OF THE VILLAGE OF CHANNAHON,  
WILL AND GRUNDY COUNTIES, STATE OF ILLINOIS  
TO GRANTA SPECIAL USE PERMIT TO TRI STAR MARKETING, INC.  
FOR AN AUTOMOBILE LAUNDRY AT CERTAIN PROPERTY**

**ADOPTED BY THE  
BOARD OF TRUSTEES  
VILLAGE OF CHANNAHON**

THIS 6<sup>th</sup> DAY OF SEPTEMBER, 2011

**PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE BOARD OF TRUSTEES OF THE**

**VILLAGE OF CHANNAHON, WILL AND GRUNDY COUNTIES, ILLINOIS**

THIS 6<sup>th</sup> DAY OF SEPTEMBER, 2011

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**WHEREAS**, the Village of Channahon is a home rule municipal corporation;  
and

**WHEREAS**, the Owner has submitted applications for Site Plan and Special  
Use Permit approval; and

**WHEREAS**, the Village Planning and Zoning Commission conducted a  
public hearing on July 11, 2011, to consider the Special Use Permit and given full  
consideration to the evidence available and full consideration for the record,  
consisting of the staff recommendation, the documents on file with the Village, and  
the testimony of all interested parties, and

**WHEREAS**, the Village Planning and Zoning Commission has provided  
Findings of Fact and recommended the Special Use Permit be approved; and

**WHEREAS**, The Village is a home rule community under Article 7,  
Paragraph 6 of the Constitution of the State of Illinois; and

**WHEREAS**, the Corporate Authorities of the Village after due and careful  
considerate, have concluded that the special use for the development of the  
Project on the terms and conditions set forth herein will further enable the Village  
to control the development of the area and will serve the best interest of the  
Village; and

**NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND  
BOARD OF TRUSTEES OF THE VILLAGE OF CHANNAHON WILL AND  
GRUNDY COUNTIES, ILLINOIS IN THE EXERCISE OF ITS HOME RULE AND  
OTHER POWERS AS FOLLOWS:**

**SECTION 1: SPECIAL USE PERMIT**

Tri Star Marketing, Inc. is granted a Special Use Permit for the use of an  
Automobile Laundry in a C-3 General Business District for Lot 2 the Final Plat of  
"Tri Star 55" according to the Site Plan attached to this Ordinance as Exhibit A.

## **SECTION 2. ADDITIONAL CONDITIONS**

The items outlined below shall be conditions of developing the Subject Property under the Special Use Permit:

- (a) No parking of semi-trucks or delivery trucks is allowed on the property exceeding four (4) hours.
- (b) Village Officials are permitted to enter the Super Pantry property to enforce this and other ordinances.

## **SECTION 3. FINDING OF FACTS**

The Planning and Zoning Commission have provided the following findings of fact setting forth the reasons for the recommendation. The findings shall set forth with particularity in what respects the proposal would be in the public interest including but not limited to findings of fact on the requirements set forth in this section.

- (a) The proposed use is designated by this chapter as a special use in the district in which the use is to be located.
- (b) The proposed use will comply with all applicable regulations in the district in which the use is to be located.
- (c) The location and size of the proposed use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
- (d) The location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site are such that the use will not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings.
- (e) Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining uses, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
- (f) The proposed use will not cause substantial injury to the value of other property in the neighborhood.
- (g) Conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.

**SECTION 4. SEVERABILITY**

If any section, paragraph, clause or provision of this Ordinance is held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

**SECTION 5. REPEALER**

All ordinances, resolutions, orders or parts thereof, which conflict with the provisions of this Ordinance, is to the extent of such conflict, hereby repealed.

**SECTION 6. EFFECTIVE DATE**

This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form.

PASSED this 16<sup>th</sup> day of September, 2011 with 6 members voting aye, 0 members voting nay, the President not voting, with 0 members abstaining or passing and said vote being:

MILITELLO aye

NASH aye

GRECO aye

McMILLIN aye

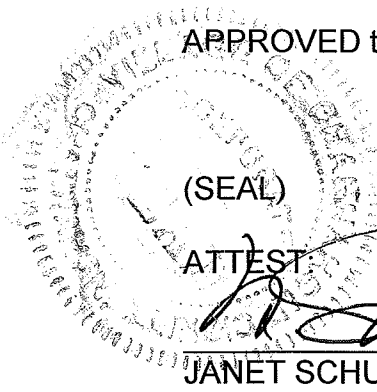
SLOCUM aye

PAPESH aye

[Signature]  
JANET SCHUMACHER, Village Clerk

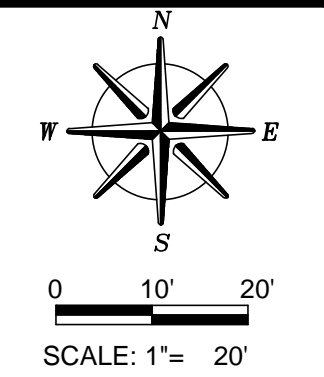
APPROVED this 16<sup>th</sup> day of September, 2011.

[Signature]  
JOSEPH COOK, Village President



ATTEST  
[Signature]  
JANET SCHUMACHER, Village Clerk

Agreed to by, \_\_\_\_\_, Owner of Record, on \_\_\_\_\_, 2011

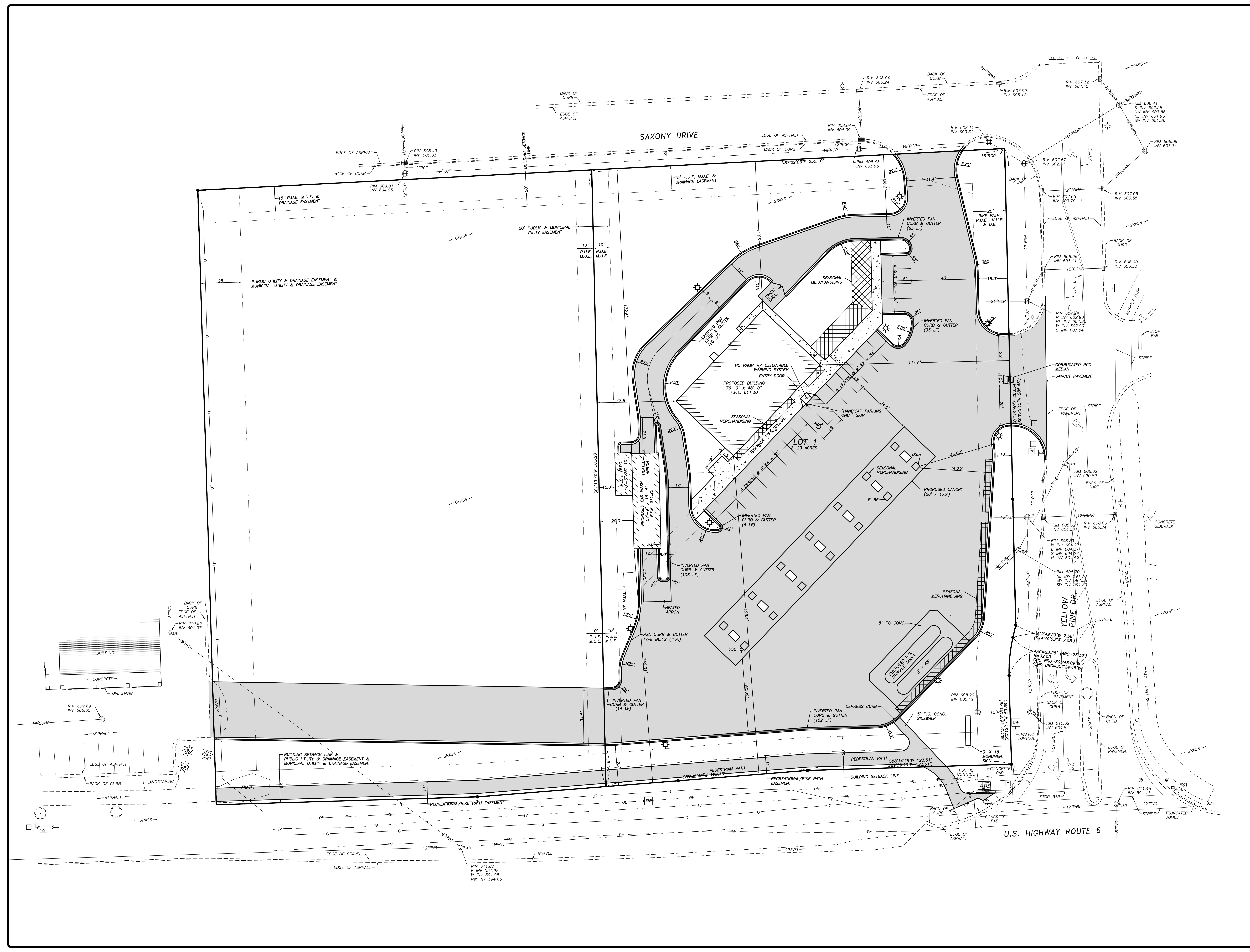


REVISIONS	DATE	DESCRIPTION
1	07/17/11	ISSUE FOR PERMIT

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 SURVEYING & ENGINEERING  
 211041  
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**SITE IMPROVEMENTS**  
 OF  
**SUPER PANTRY #55 - CHANNAHON, ILLINOIS**  
 FOR  
**TRI-STAR MARKETING**

<b>SHEET TITLE</b>
<b>LAYOUT PLAN</b>
JOB NUMBER 211041
DATE 28 JULY 11
SHEET NO. <b>2 of 8</b>



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