



## AGENDA

### PLANNING & ZONING COMMISSION

October 9, 2023

6:00 p.m.

**Channahon Municipal Center (Board Room)**  
**24555 S. Navajo Dr.**  
**Channahon, IL 60410**

#### Agenda Items

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Public Comment**
5. **Approval of Minutes** – September 11, 2023
6. **Review and Recommendation** – Final Plat of Subdivision: Creekside Estates Unit 2 filed by E.E.C IL, Inc.
7. **Review and Comment** – Concept Plan Review; QuikTrip filed by QuikTrip Corporation
8. **Review and Recommendation** – Site Plan: I&M Canal Gateway, 25450 W Eames Street filed by Village of Channahon; to allow for development as a gateway connection between the I&M Canal path and Route 6 bicycle path including a parking lot, bicycle rack, bicycle rental and repair stations, interpretive signage, and public art.
9. **Other Business**

#### **ADJOURNMENT**

Next Commission Meeting: November 13, 2023

**\*\* Anyone attending is suggested to arrive at 6:00 p.m. Anyone requiring any special accommodations should contact the Village Hall.**

**The full PZC agenda packet is posted on the village website at <https://www.channahon.org/agendacenter>.**

**The public may email comments to [pzcmeeting@channahon.org](mailto:pzcmeeting@channahon.org). These comments will be read into the record.**

PLANNING & ZONING COMMISSION

September 11, 2023

6:00 p.m.

Channahon Municipal Center (Board Room)  
**24555 S Navajo Drive**  
**Channahon, IL 60410**

**1. Call to Order**

Meeting called to order at 6:00 p.m.

**2. Pledge of Allegiance**

**3. Roll Call**

Present: Commissioners Ciarlette, Weaver, Madding, Larson, Gregory, and Chairman Blackburn.  
Absent Commissioner Thurlby.

Others Present: Mike Petrick, Director of Community Development & Information Systems, Karen James, Planner and Mary Jane Larson, Inspections Coordinator

**4. Public Comment**

None

**5. Approval of Minutes – July 10, 2023**

Motion to approve the minutes of the July 10, 2023 meeting of the Planning and Zoning Commission made by Commissioner Larson. Seconded by Commissioner Madding. All Ayes, Motion Carried.

Commissioner Gregory arrived at 6:03 p.m.

**6. Review and Recommendation – Site Plan Amendment: Utility Concrete North Expansion, 2427 E Bungalow Road filed by Utility Concrete**

Karen James presented the staff report. Mike Petrick mentioned that a center for excellence for stormwater involved water quality research and development not just conveyance of stormwater.

Chairman Blackburn asked if they would be testing difference products to see how they would work and whether they would drain the water used to the pond.

Jason Wiesbrock from Spaceco Engineering answered that yes they would be testing products that they design and make and that the testing water would be recirculated. They may move to testing in their own ponds in the future. He mentioned that they would focus on trash collection, sedimentation and cleaning out the products. Utility Concrete and Storm Trap are leaders in the Midwest.

Motion to recommend the Village Board approve the Site Plan Amendment, subject to staff review and approval of final engineering and landscape plan made by Commissioner Ciarlette. Seconded by Commissioner Madding. All Ayes, None Opposed, Motion Carried.

The recommendation would go before the Village Board for final consideration on Monday September 18, 2023.

## **7. Other Business**

Petrick said Tractor Supply is planning on a Halloween opening, Starbucks plans on opening the 1<sup>st</sup> week of November and Casey's hopes to open the 1<sup>st</sup> week of October 2023.

Penske's first building located at 23334 W. Frontage Road will be ready to open in a couple weeks.

Dairy Queen is planning on a January 2024 opening date.

## **ADJOURNMENT**

Motion to adjourn made by Commissioner Ciarlette. Seconded by Commissioner Weaver. All Ayes, Motion Carried. 6:28 p.m.

## **Submitted by**

**Mary Jane Larson, Inspection Coordinator**



**FROM:** Karen A. James, Planner  
**DATE:** October 5, 2023  
**SUBJECT:** Final Plat: Creekside Estates Unit 2  
**FOR AGENDA:** October 9, 2023

## SUMMARY

EEC IL, Inc. is requesting approval of a final plat of subdivision for Creekside Estates Subdivision Unit 2. Unit 2 is located at the current terminus of Stephanie Drive, south of Westwind Drive in the northwest portion of the Creekside Subdivision. Approval of the plat would allow for the construction of infrastructure improvements for seventeen (17) duplex residential lots. Unit 2 is the second of three (3) planned units within the Creekside Estates Subdivision.

## GENERAL INFORMATION

**APPLICANT:** EEC IL, Inc.  
**LOCATION:** west current terminus of Stephanie Drive, south of Westwind Drive  
**PIN:** 03-13-400-015 part of; 03-13-400-014  
**SIZE:** ~7.98 acres  
**EXISTING ZONING:** R-3 Multi-Family Residence District

### ADJACENT ZONING & LAND USE:

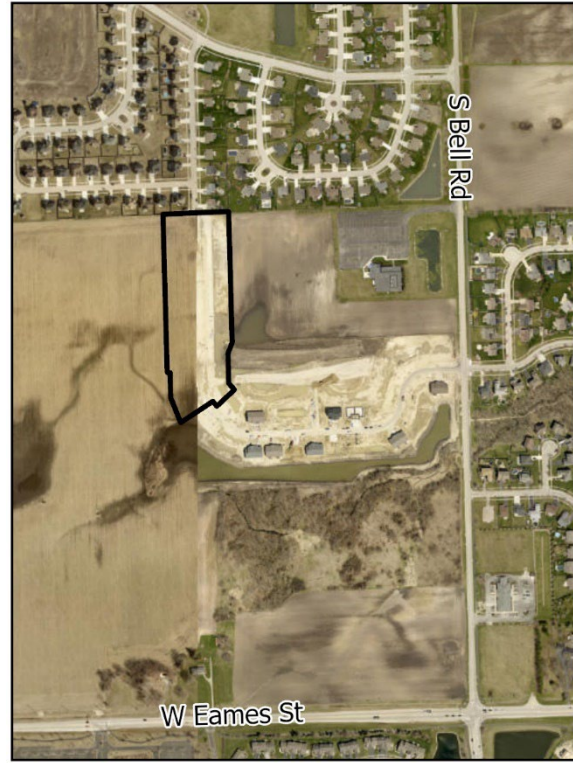
Direction	Zoning	Jurisdiction	Use
North	R-2	Minooka	Single Family Residential
West	A-1	Grundy County	Agriculture
South	R-3	Channahon	Creekside Estates Unit 1
East	A-1	Grundy County	Vacant



Zoning Map



Location Map



## RELEVANT PLAN(S)

COMPREHENSIVE PLAN DESIGNATION:

Singel Family Neighborhood

SUBAREA:

None

## APPLICATION REQUEST(S)

- Approval of Final Plat of Subdivision

## BACKGROUND INFORMATION

- May 2021 – Approved Annexation, R-3 zoning, PUD, Preliminary Plat, and Final Plat for Unit 1

## PUBLIC NOTICE SUMMARY

- This request does not require the completion of public notices.



## PROJECT DETAILS

### *Plan Overview:*

#### Plat.

- The Final Plat for Unit 2 includes 17 lots for 34 duplex units; one (1) Outlot over the existing Utility Easement for The Village Church, and the necessary right of way and easement dedications.
- The final plat is in substantial compliance with the preliminary plat and approved PUD ordinance.

#### Architecture.

- The architectural design guidelines for Creekside Estates were approved with the PUD. All dwellings will comply with the guidelines.

#### Signs.

- The subdivision entrance sign was installed on Outlot 3 in Unit 1.

#### Landscape.

- The final landscape plan was approved with the overall engineering for the subdivision.
- The duplex units are required to have foundation landscaping and an additional replacement preservation tree installed prior to occupancy of the dwelling per the PUD requirements.

## STAFF COMMENTS AND CONDITIONS

- Engineering and landscaping plans for the entire subdivision were approved in 2021.

## STANDARDS

### Standards for Review of Plats and Site Plans:

The Planning and Zoning Commission shall recommend approval and the corporate authorities shall approve a preliminary or final plat or a preliminary or final site plan, unless it makes written findings specifying the manner in which:

- (1) The design and layout of the subdivision site plan or development does not conform to the provisions of this chapter.
- (2) The applicant has not made adequate provision to install improvements required by the Planning and Zoning Commission or corporate authorities under authority of this chapter.
- (3) The final plat of subdivision or final site plan fails to comply with an approved preliminary plat of subdivision site plan or preliminary site plan.



- (4) The plat or site plan does not conform with this chapter, the Comprehensive Plan, the Official Zoning Map, the Stormwater Detention Regulations (Ch. 53), Flood Hazard Prevention (Ch. 153), Soil Erosion Regulations (Ch. 157), established village planning policies, and all other village ordinances.
- (5) The provisions for vehicular loading, unloading, parking or circulation on the parcel or onto adjacent public rights-of-way will create hazards to safety or will cause significant burdens on transportation facilities that could be avoided by modification of the plan.
- (6) The vehicular and pedestrian traffic circulation system creates hazards to safety that could be avoided by modification of the plan.
- (7) The proposed plan unnecessarily and in specified particulars destroys, damages, or detrimentally alters significant natural, topographic or physical features of the site and development.
- (8) The proposed landscaping, screening or lighting fails to provide adequate acoustical or visual privacy to incompatible adjacent uses that could be avoided by modification of the plan.
- (9) The bulk and location of proposed buildings and structures will have significant adverse impact on adjacent property and development of the parcel is not feasible in a manner that will avoid these consequences.
- (10) The proposed plat or site plan makes inadequate provision for the use and maintenance of open space, and this failure may result in a burden on the public or on the adjacent properties.
- (11) The proposed development will impose an undue burden upon off-site public services, including sanitary sewer, water and storm drainage, which conclusion shall be based upon a written report of the Village Engineer provided that there is no provision in the capital works program of the village to correct the specific burden and that the applicant has not agreed to alleviate that portion of the burden attributable to the proposed development.
- (12) The subdivision site plan or development is subject to periodic flooding or contains poor drainage facilities and would make adequate drainage of the lots and streets impossible.

## **SUPPORTING DOCUMENTS**

- Final Plat of Subdivision



## **ACTION REQUESTED OF THE COMMISSION**

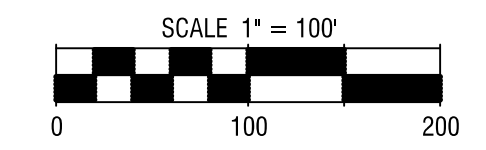
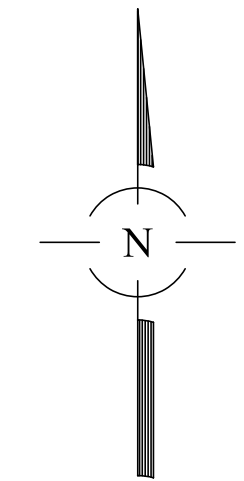
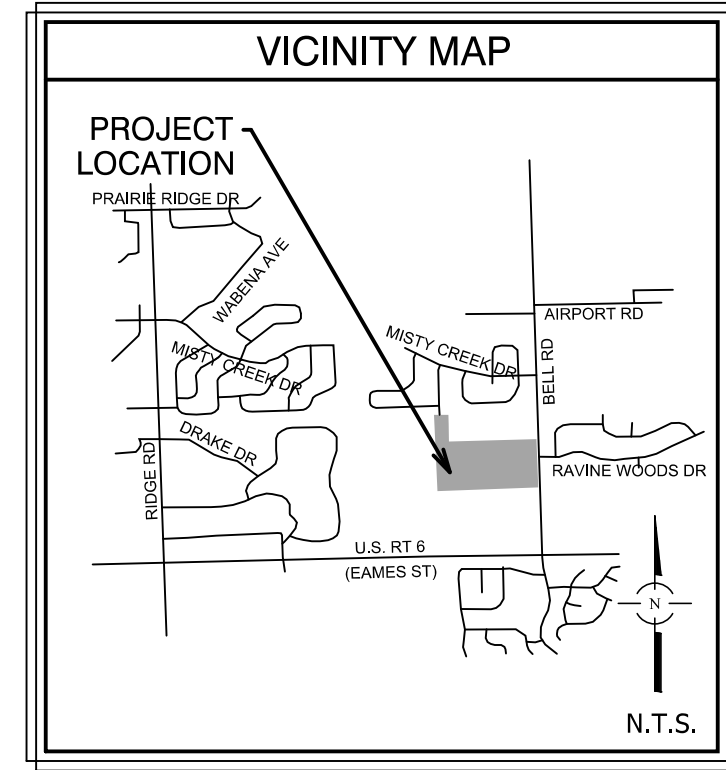
- Review and make a Recommendation including Findings of Fact to the Village Board regarding the application for final plat.

Suggested Motion – Motion to recommend that the Village Board approve the final plat of subdivision for Creekside Estates Unit 2.

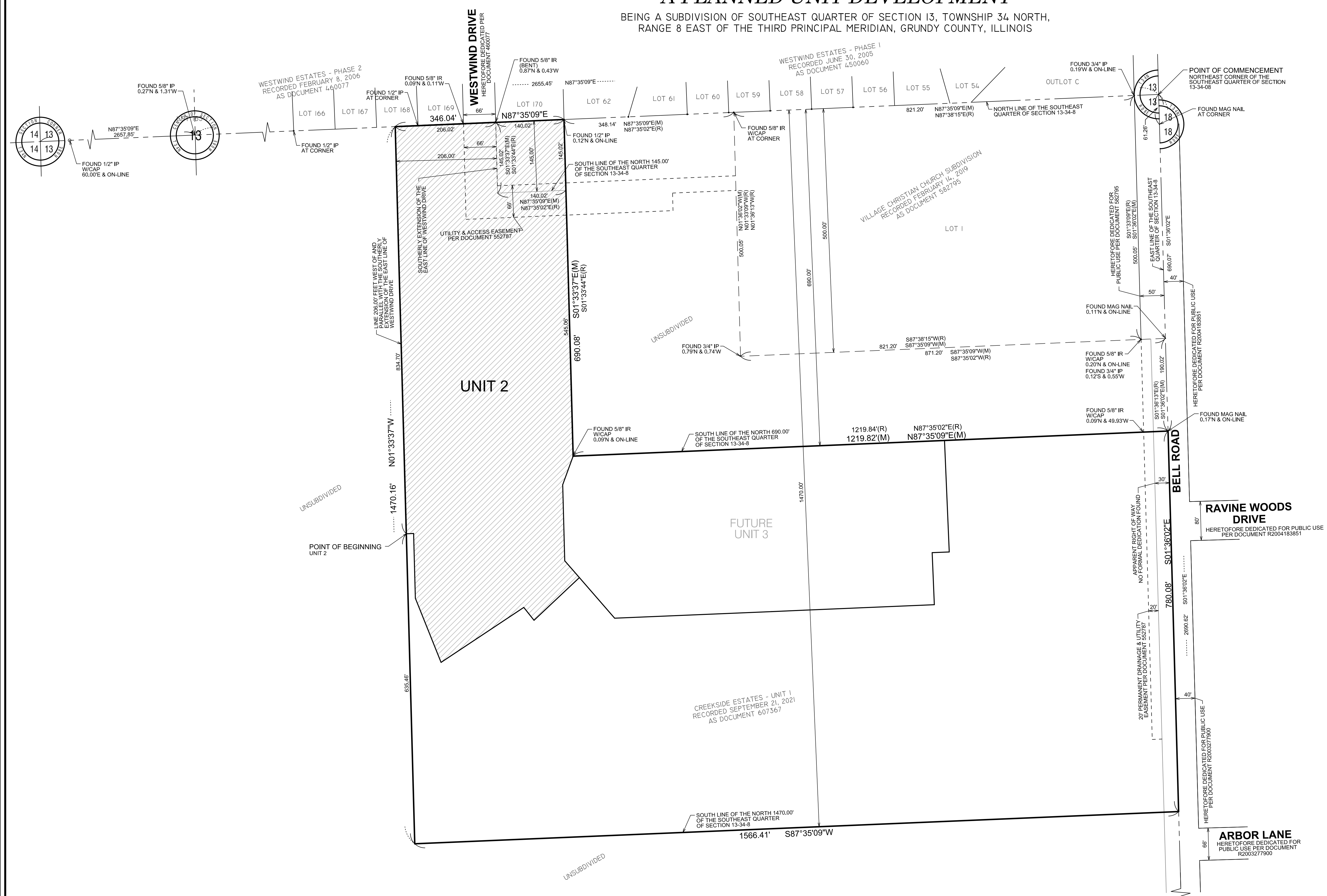
# FINAL PLAT OF CREEKSIDE ESTATES - UNIT 2

## A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH,  
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, GRUNDY COUNTY, ILLINOIS



BASIS OF BEARINGS:  
TRUE NORTH BASED ON GEODETIC  
OBSERVATION ILL EAST ZONE



PREPARED FOR (OWNER):  
E.E.C. IL, INC.  
P.O. BOX 340  
MINOOKA, IL 60447

REVISIONS: 10/02/2023  		<b>CONSULTING ENGINEERS</b> <b>SITE DEVELOPMENT ENGINEERS</b> <b>LAND SURVEYORS</b>  224 1/2 N. Liberty Street, Morris, Illinois 60450 Phone: (815) 941-0260 Fax: (815) 941-0263	DATE: 08/19/2022 JOB NO: 10867 FILENAME: 10867PUD-FINAL-UNIT 2 SHEET 1 OF 3
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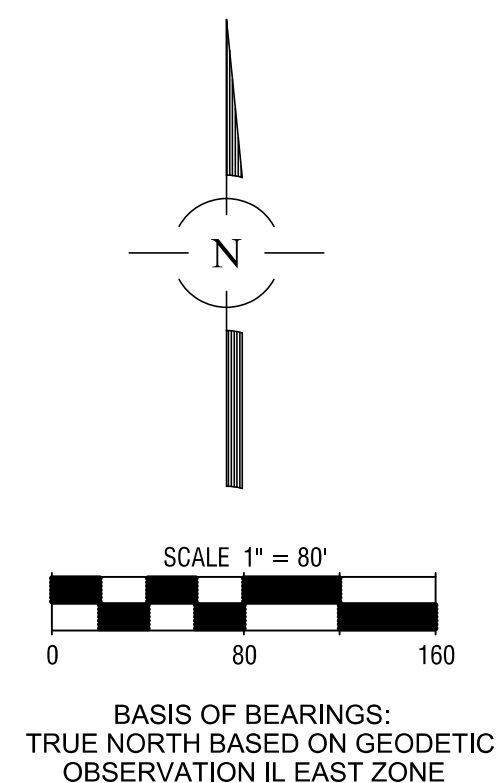
# FINAL PLAT OF CREEKSIDE ESTATES - UNIT 2 A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH,  
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, GRUNDY COUNTY, ILLINOIS

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	111.89'	200.00'	110.43'	S17°35'16"E
C2	130.35'	233.00'	128.66'	S17°35'13"E
C3	148.81'	266.00'	146.88'	S17°35'13"E
C4	54.48'	266.00'	54.48'	S07°26'18"E
C5	93.74'	266.00'	93.74'	S23°27'54"E
C6	145.59'	200.00'	142.39'	S22°24'50"E

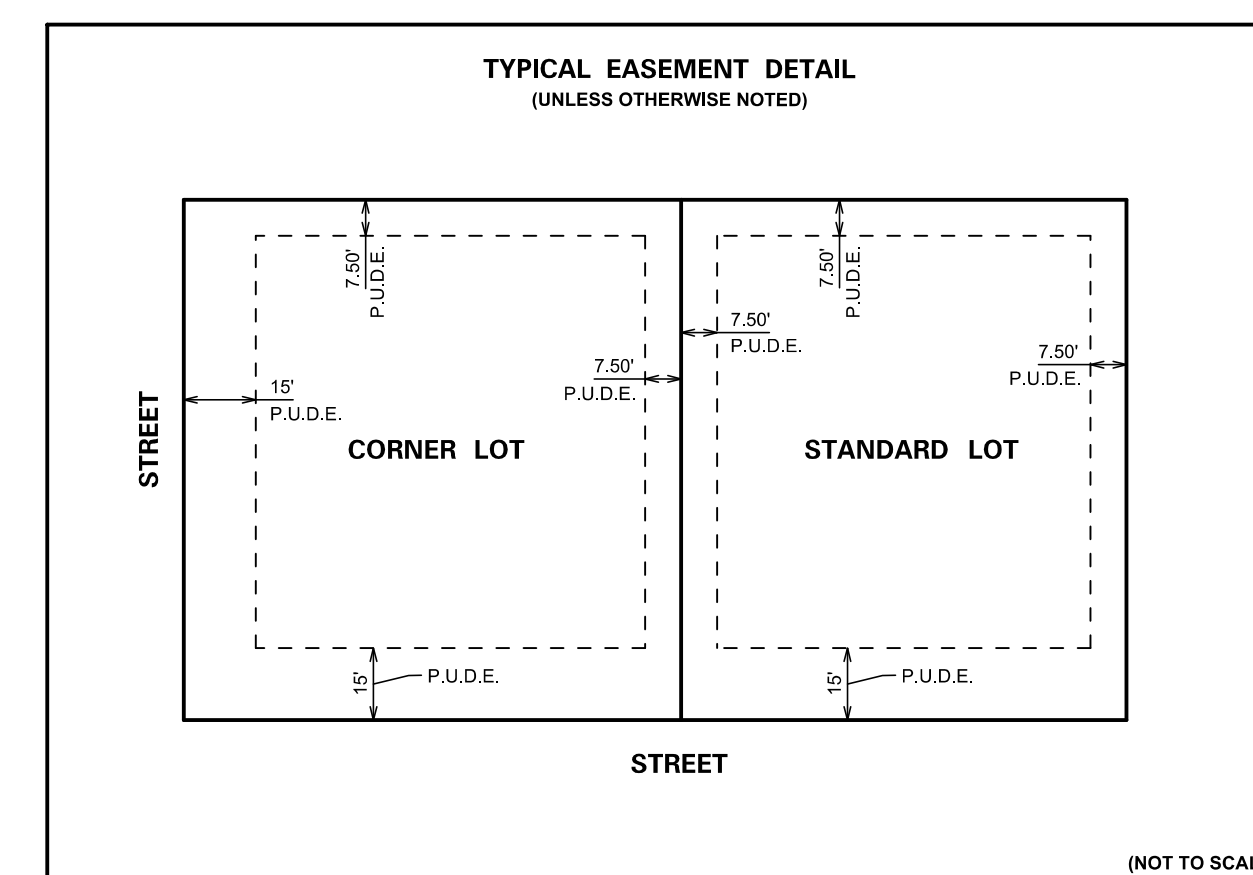
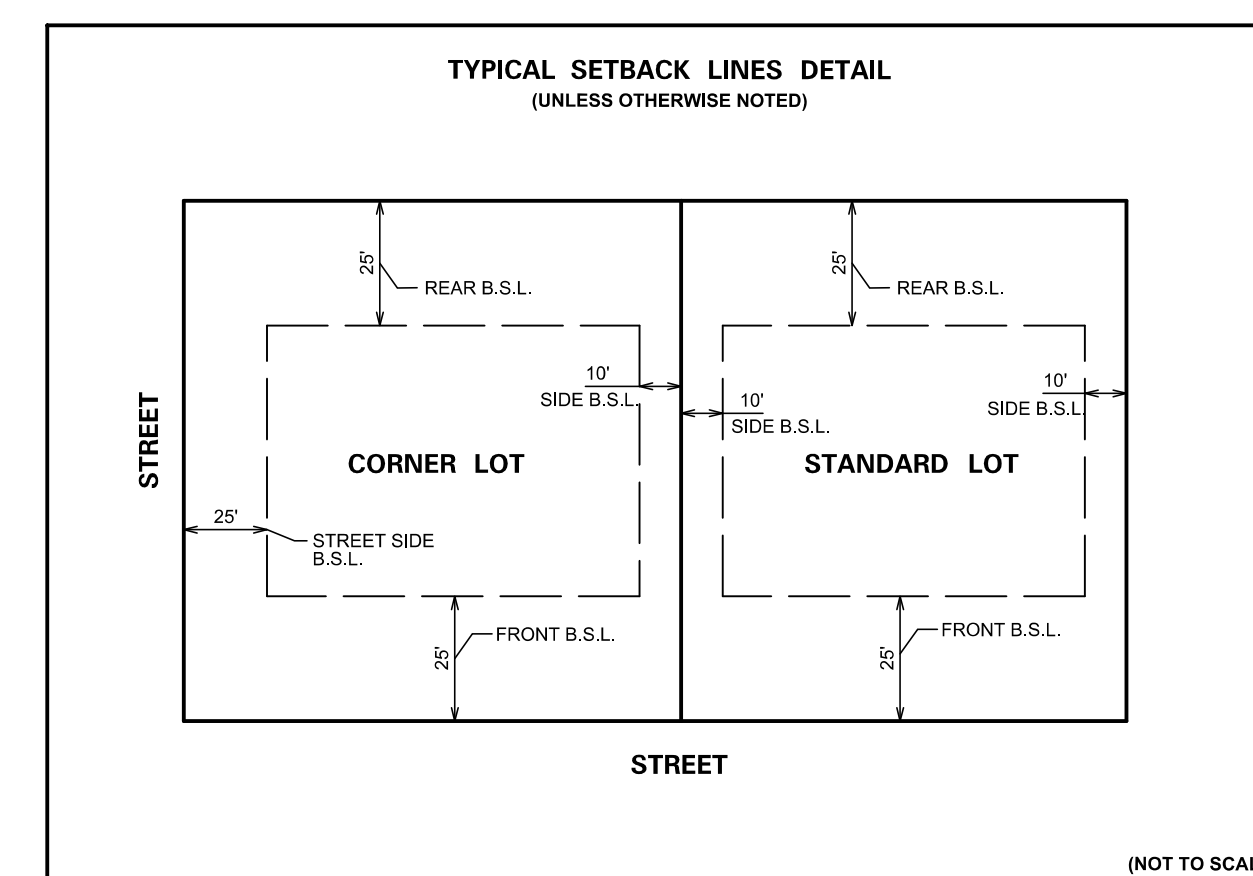
LOT AREA TABLE	
LOT	AREA (SQ. FT.)
26	16,235
27	12,870
28	15,035
29	14,980
30	14,980
31	14,980
32	16,505
33	18,203
34	16,359
35	14,980
36	14,980
37	14,980
38	14,980
39	14,980
40	16,359
41	15,203
42	15,414

OVERALL AREA TABLE		
	SQUARE FEET	ACRES
RESIDENTIAL LOTS	262,023	6.015
OUTLOT 4	9,241	0.212
DEDICATION R.O.W.	76,488	1.756
UNIT 1	859,064	19.721
FUTURE UNIT 3	253,543	5.821
TOTAL AREA	1,460,359	33.525



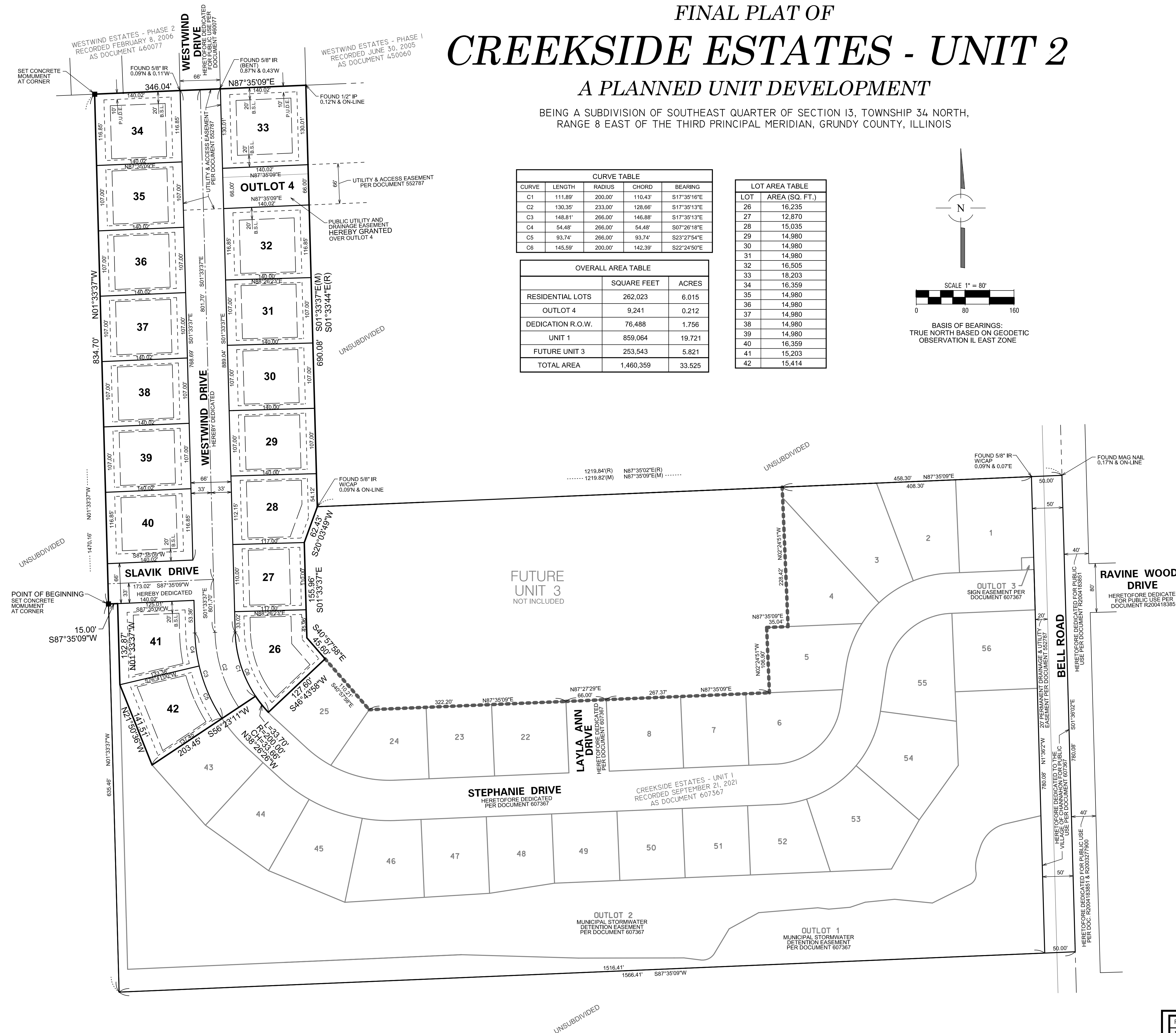
Lot #	Address	Street	Duplex Side
27	25213	S Westwind Drive	south unit
27	25209	S Westwind Drive	north unit
28	25208	S Westwind Drive	south unit
28	25165	S Westwind Drive	north unit
29	25159	S Westwind Drive	south unit
29	25155	S Westwind Drive	north unit
30	25149	S Westwind Drive	south unit
30	25143	S Westwind Drive	north unit
31	25137	S Westwind Drive	south unit
31	25133	S Westwind Drive	north unit
32	25127	S Westwind Drive	south unit
32	25123	S Westwind Drive	north unit
33	25109	S Westwind Drive	south unit
33	25103	S Westwind Drive	north unit
34	25104	S Westwind Drive	north unit
34	25110	S Westwind Drive	south unit
35	25114	S Westwind Drive	north unit
35	25118	S Westwind Drive	south unit
36	25124	S Westwind Drive	north unit
36	25130	S Westwind Drive	south unit
37	25136	S Westwind Drive	north unit
37	25140	S Westwind Drive	south unit
38	25146	S Westwind Drive	north unit
38	25150	S Westwind Drive	south unit
39	25156	S Westwind Drive	north unit
39	25162	S Westwind Drive	south unit
40	25200	S Westwind Drive	north unit
40	25204	S Westwind Drive	south unit
41	26617	W Stephanie Drive	north unit
41	26611	W Stephanie Drive	south unit
42	26601	W Stephanie Drive	north unit
42	26565	W Stephanie Drive	south unit

ABBREVIATIONS  
B.S.L. = BUILDING SET BACK LINE  
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT



NOTE:  
ALL LOT EASEMENTS AND SETBACK LINES  
ARE HEREBY GRANTED

NOTE:  
5/8" IR TO BE SET AT CORNERS  
(UNLESS OTHERWISE NOTED)



REVISIONS: 10/02/2023	<b>SPRINGER</b> <b>INC.</b>	<b>S</b>	<b>CONSULTING ENGINEERS</b>	DATE: 08/19/2022
			<b>SITE DEVELOPING ENGINEERS</b>	JOB NO: 10867
			<b>LAND SURVEYORS</b>	FILENAME: 10867PUD-FINAL-UNIT 2
			224 1/2 N. Liberty Street, Morris, Illinois 60450 Phone: (815) 941-0260 Fax: (815) 941-0263	SHEET 2 OF 3





**FROM:** Karen A. James, Planner

**DATE:** October 5, 2023

**SUBJECT:** Concept Plan: QuikTrip

**FOR AGENDA:** October 9, 2023

## SUMMARY

QuikTrip Corporation is requesting review of a concept plan for a 7,318 square foot QuikTrip automotive service station (gas station) with separate passenger vehicle (16) and diesel fueling islands (3). The property is partially annexed and zoned C-2 Community Shopping within the Village of Channahon. The project is located at the southwest corner of Route 6 and S Frontage Road, kitty-corner from Thorntons. The applicant has requested a concept plan review in order to receive feedback on the site plan and architecture prior to proceeding forward with full engineering and building plan submittals, and the necessary applications for annexation, zoning, final site plan, and final plat of subdivision to consolidate multiple parcels.

## GENERAL INFORMATION

APPLICANT: QuikTrip Corporation

LOCATION: 24165 W Eames Street/southwest corner of Route 6 and the S Frontage Road

PIN: 04-10-04-400-005-0000 (annexed); 04-10-04-400-018-0000; 04-10-04-400-023-0000

SIZE: 9.83 acres

EXISTING ZONING: C-2 Community Shopping District/C-4 Highway Commercial and R-5 Single Family Residential in Will County

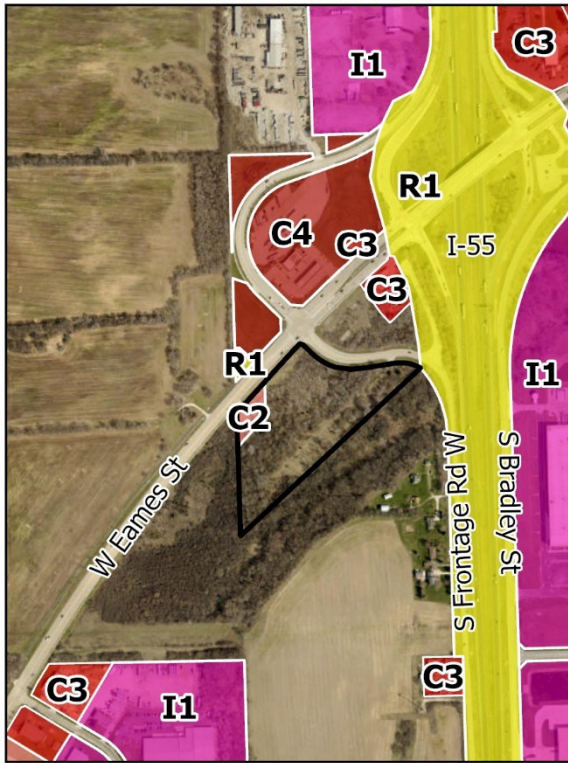
### ADJACENT ZONING & LAND USE:

Direction	Zoning	Jurisdiction	Use
North	C-4/R-1	Channahon	Vacant Commercial Lot/Village Lift Station
West	A-1	Will County	Agriculture

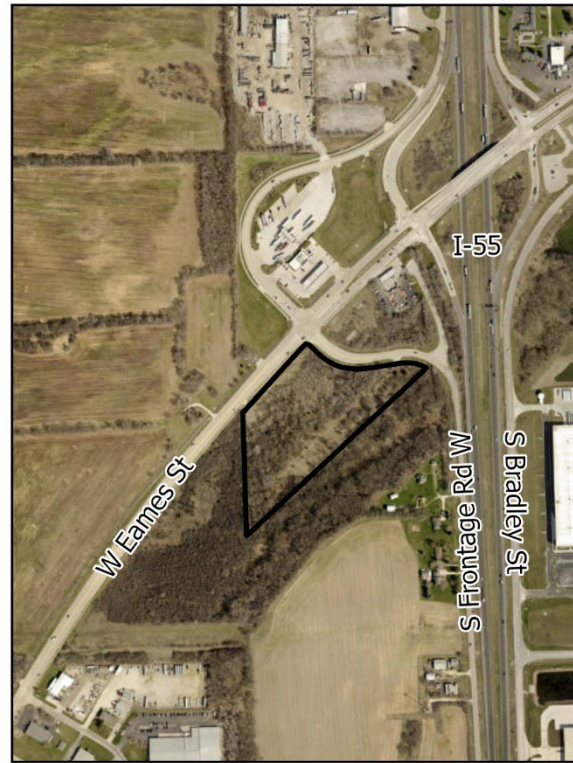


Direction	Zoning	Jurisdiction	Use
South	A-1	Will County	Agriculture
East	R-5	Will County	Undeveloped Lot

Zoning Map



Location Map



**RELEVANT PLAN(S)**

COMPREHENSIVE PLAN DESIGNATION:

Regional Commercial

SUBAREA:

Route 6/I-55 Subarea – General Commercial

**APPLICATION REQUEST(S)**

- Review of Concept Plan



## BACKGROUND INFORMATION

- January 2013 – Approved Annexation of a portion of the property, 24165 W Eames Street

## PUBLIC NOTICE SUMMARY

- This request does not require the completion of public notices.

## PROJECT DETAILS

### *Description of Business:*

- QuikTrip has provided a narrative on the business operations for the proposed gas station.
- Also attached to this report are presentation slides providing information on QuikTrip Corporation and building and canopy elevation

### *Plan Overview:*

#### Concept Design.

- The concept plan consists of the following improvements:
  - 7,318 square foot one-story brick building
  - Diesel Canopy with 3 diesel bays
  - Passenger Canopy with 16 fueling stations
  - Truck Scale
  - Bicycle Rack
  - Air filling station
  - Dumpster enclosure
  - Outdoor seating areas with tables in the front of the building
  - Detention Pond
  - Monument sign location
  - On-site directional signs
  - 3' decorative fence with masonry columns adjacent to the front yards of Route 6 and Frontage Road
- The concept plan was designed to provide separation in vehicle traffic between the diesel canopy and passenger vehicle canopy and parking, similar to the design of Thorntons and Speedway.
- The provided parking illustrated on the concept plan is in compliance with the requirements of the Zoning Ordinance.
- Sidewalks along Route 6 and S Frontage Road have already been installed as part of previous roadway improvements.



- The Vehicle Tracking plan illustrates the ability of semi-trucks to navigate the diesel canopy area.
- At this time the proposed site plan would not require a PUD or any variances to the bulk requirements of the zoning district.

### Architecture.

- The conceptual building elevations illustrate four-sided brick facades with enhanced public access entries on three (3) sides.
- The fueling canopies would include masonry columns.
- Final building elevations would comply with the Commercial Design Guidelines.

## **STAFF COMMENTS AND CONDITIONS**

- One small parcel along Route 6 within the project area was annexed to the village in 2013. The remainder of the property would require annexation.
- Should the applicant decide to proceed forward with the project following PZC and Board feedback in addition to Annexation, the process would include rezoning to C-4 Automotive Service District and preliminary and final plats of subdivision.
- The access drive locations would need to be reviewed and approved by the Illinois Department of Transportation.
- The 2019 Re-Imagine Channahon Comprehensive Plan designated the property as a regional commercial due to proximity to the interchange.
- The use of an automobile service station is a permitted use in the C-4 Automotive Service District.
- As part of the Route 6 and I-55 Subarea additional branding and gateway features are encouraged. The site incorporates a similar decorative face to that installed at the Thorntons to create a cohesive community identity per the Mobility & Urban Design criteria of the Subarea.

## **STANDARDS**

**There are no standards of review for Concept Plans.**



## **SUPPORTING DOCUMENTS**

- Business Narrative
- QuikTrip Presentation including Conceptual Building & Canopy Elevations
- Concept Plan
- Vehicle Tracking

## **ACTION REQUESTED OF THE COMMISSION**

- Review and provide comment on the presented Concept Plan.

## QuikTrip #7315 Narrative

West Eames Street (U.S. 6) & SW Frontage Rd.

The proposed QuikTrip gas station seeks to transform an empty, undeveloped property, into a thriving community hub, offering a wide range of services to cater to the diverse needs of residents and travelers. With three dedicated diesel bays, sixteen fueling stations for passenger vehicles, a full-service kitchen, and an array of ready-to-serve items, the QuikTrip gas station is poised to become a model of convenience and modernity. This narrative presents an overview of the key features of the proposed gas station and highlights the numerous ways it will benefit the community and the surrounding area.

QuikTrip's commitment to convenience and service excellence is epitomized in the design and functionality of the proposed gas station. With a total of three diesel bays, the station will cater to the needs of commercial vehicles, ensuring that essential services are readily available for the transportation industry in Channahon. Additionally, 16 fueling stations dedicated to passenger vehicles will guarantee that residents and travelers can access fuel and other services promptly and efficiently.

At the proposed QuikTrip gas station, you can expect more than just fuel and convenience. It will be a place for food lovers, offering a full-service kitchen with a diverse menu of freshly prepared, high-quality meals that cater to different tastes and dietary preferences. Whether you're a traveler looking for a refreshing break or someone on the go, the gas station will also have a wide selection of ready-to-serve items, such as grab-and-go snacks, freshly brewed coffee, and beverages, providing quick and delicious options for your journey or daily routines.

The current location, once an undeveloped property, will be transformed into a vibrant and well-maintained gas station and convenience store under QuikTrip's meticulous planning and design. This revitalization will beautify the area, making it more inviting for residents and visitors alike.

The proposed QuikTrip gas station will deliver various benefits to the Channahon community:

1. **Enhanced Safety:** The revitalization of the undeveloped land into a well-lit, active establishment will deter criminal activities and improve safety in the neighborhood. With 360 degree camera coverage and 24-hour security monitoring team.
2. **Increased Employment Opportunities:** The construction and ongoing operations of the gas station will create job opportunities for residents, contributing to economic growth and stability, with between 25-30 positions available, and 24-hour operations.
3. **Improved Infrastructure:** The gas station will be equipped with modern facilities and traffic management solutions, minimizing traffic congestion, and enhancing overall road safety.

QuikTrip remains deeply committed to environmental stewardship. As part of the proposal, the gas station will adhere to all environmental regulations, implement best practices for waste management, and incorporate energy-efficient technologies. The proposed QuikTrip gas station represents a transformative endeavor that aims to revitalize undeveloped land in Channahon, Illinois. With its focus on convenience, service excellence, and community engagement, the station will elevate the overall quality of life for residents and travelers alike. We enthusiastically submit this narrative, confident that the QuikTrip gas station will be an invaluable addition to the Village of Channahon, aligning perfectly with its goals of growth, convenience, and environmental responsibility.



***MORE THAN  
A GAS STATION.™***



# QUIKTRIP HISTORY AT A GLANCE

## 1958

**Product Line:**  
Bread / Milk / Ice  
Christmas Trees  
Cafish Bait  
Tube Testers  
Watermelon  
Kooloes  
Watchbands  
Mail Pies  
Fertilizer  
TV Rentals

1958 September 25, 1958 QuikTrip store #1 opened.

1961 QuikTrip sets the profitable year.

1960 QuikTrip was removed from the store logo. The second generation sign design included the store hours, QT logo and name, open without.

1964 Assistant Manager pay started at \$1.44 per hour.

1964 Several stores opened in small towns throughout Oklahoma.

1966 QuikTrip #100, Ponca City, Oklahoma.

1967 Year-End  
**167 Employees**  
**43 Stores**

## 1968

**Product Line:**  
Game Machines  
Self-Serve Gasoline  
Budwaiser Cans  
Self-Serve Fountain  
Microwave Sandwiches  
Froquat (Frozen Yogurt)  
Soft-Serve Ice Cream  
Quik'n Tasty Sandwiches  
Quitty Time Beer  
Ammunition  
Fresh Condiments  
Value-Priced Cigarette Cartons

1968 QuikTrip expanded to Kansas City.  
1972 New Division opened.

1973 Self-Serve Fountain drinks were introduced.

1971 Wichita Division began when QuikTrip purchased Shogren's.

1977 Larmer was introduced in ad campaign for sandwiches.

1971 Gasoline was offered for the first time.

1977 Year-End  
**1,156 Employees**  
**184 Stores**

## 1978

**Product Line:**  
BBQ Bologna Sandwiches  
ATMs (QuikTeller)  
Video Rentals  
Bronson Cigarettes  
Lottery  
Lamar Dog Food  
Redline Products  
Squats  
Brewed Coffee  
Wall of Value

1978 The 200th store opened in Kansas City.

1984 First computer (Apple II) used in 1500+ stores.

1972 QuikTrip merges Wichita's Shogren's.

1978 New QT logo introduced.

1986 First stores opened in St. Louis and Atlanta divisions.

1987 Redline gasoline promotion given away to 1.2 million Trips-A-Rite QuikTrip customers.

1987 Year-End  
**2,098 Employees**  
**248 Stores**

## 1988

**Product Line:**  
Outside Soda Displays  
Fireworks/Glazes  
Fresh Pastry  
Cappuccino  
Bagels  
New Age Single Drink  
Single Waters  
Humidor Cigars  
Hotz® Sandwiches

1988 The first full service Travel Center opened.

1992 The 300th store opened in Tulsa.

1992 The first store opened in Springfield, MO.

1996 The first store opened in Omaha, NE.

1989 Quik'n Tasty warehouse and distribution center opened in Billerica, MA.

1992 Guaranteed Gasoline campaign was introduced.

1997 Hotz breakfast sandwiches were introduced.

1993 Self-serve cappuccino machines were installed.

1997 Year-End  
**4,424 Employees**  
**331 Stores**

## 1998

**Product Line:**  
Wally® Drinks  
Fuzion® Hydri®  
Energy Drinks:  
Dorley Kick®  
Rocker Scooter®  
Ram Jam®  
Dr. Doggy®  
Heartland Hitchhiker®  
Rocker Grill Items:  
Hot Dogs  
Tapiolas  
Bread Socks  
Egg Rolls  
QT Kitchener®  
Fountain Mixers  
Pocheon®  
Quizzer®  
Fountain Drinks

2000 QuikTrip® stores and Florida divisions opened.

2002 December 19th, 2002 QuikTrip 400th store opened in Florida.

2007 For the 5th Year in a Row QuikTrip is named "Top Employer" by Fortune Magazine.

2000 Roller Grill was introduced.

2005 QT Kitchener was introduced.

2008 QuikTrip celebrates its 50th anniversary.

2008 Year-End  
**10,000+ Employees**  
**500 Stores**

## 2008

**Product Line:**  
QT Fresh  
Made Fresh Daily Sandwiches  
Wraps  
Salads  
Pastries  
QuikTreats  
Packaged Pastries

2008 QuikTrip celebrated its 50th anniversary.

2010 The first Traction store opened in January 19th.

2011 The new Carolina Division opened its first store in Spartanburg, SC on October 4th.

2016 QuikTrip celebrated its 50th anniversary.

2017 QT App launches mobile ordering.

2015 First fully self-serve QuikTrip store in Dallas, TX.

2016 QuikTrip introduced the first drive-through and Express Pickups.

2018 QuikTrip celebrated its 60th anniversary.

2019 Year-End  
**20,091 Employees**  
**765 Stores**

## 2018

**Product Line:**  
QT Fresh  
Made To Order and Grab & Go  
B&B Sandwiches  
BBQ Tacos and Breakfast Tacos  
Grilled Cheese Sandwiches  
Mac & Cheese  
Pizza X-Large, Personal, & By the Slice  
Breakfast Biscuits & Croissants  
Frozen Treats  
Warm Pastries  
Made To Order Sub Sandwiches  
Flatbread Sandwiches  
Breakfast Scrambles and Burritos  
Specialty Coffee Drinks & Cold Brew

2018 Tacos and B&B Sandwiches were introduced and they quickly became a top 5 go to items.

2018 The first Gen 3 Mini store opens in St. Louis, MO.

2018 B&B Sandwich.

2019 First QuikTrip store in San Antonio, Texas opens.

2019 QT celebrates its 60th store in San Antonio.

2020 A new business concept, the first QuikTrip Express Care opens in Houston, Texas.

2019 The new Carolina Division opens its first store in Spartanburg, SC on October 4th.

2018 Year-End  
**21,000+ Employees**  
**904 Stores**

## 2021

900th store opens in Corsicana, TX.

QuikTrip® employs over 24,000 people, operating more than 900 stores.

2021 QT celebrates its 63rd store in Corsicana, TX.

2020 Expanded Redline new programs in 10 major QT divisions nationwide.

2019 The new Carolina Division opens its first store in Spartanburg, SC on October 4th.

2020 Construction lights for multiple stores in Denver, CO.

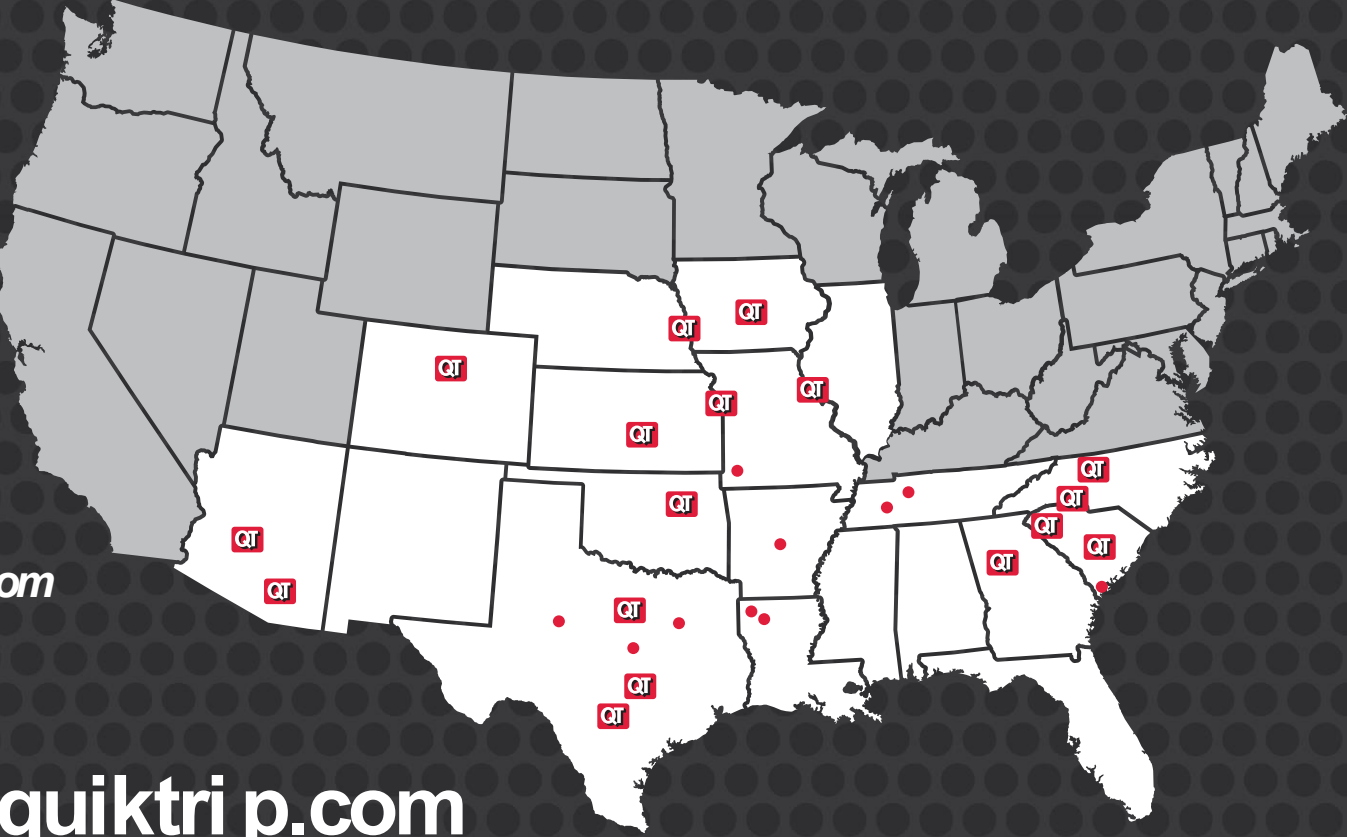
# QUIKTRIP LOCATIONS

**MARKET CITIES:**

- Tulsa
- Atlanta
- Charlotte
- Spartanburg
- Greenville
- St. Louis
- Des Moines
- Omaha
- Denver
- Kansas City
- Wichita
- Dallas/ Ft. Worth
- Phoenix
- Tucson
- Austin
- San Antonio
- Columbia

**TRAVEL CENTERS:**

Located throughout the U.S. with new locations opening often. Please visit [locations.quiktrip.com](http://locations.quiktrip.com) for an up-to-date list.



Complete list of QT stores available at [quiktrip.com](http://quiktrip.com)

# CORE VALUES

**BE  
THE  
BEST**

**FOCUS  
LONG  
TERM**

**DO  
WHAT'S  
RIGHT  
FOR  
QUIKTRIP**

**NEVER  
BE  
SATISFIED**

**DO  
THE  
RIGHT  
THING**



1958



# A FEW FACTS ABOUT QUIKTRIP

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- 15 years on Fortune's List of "100 Best Companies to Work For"
- Perennially listed on Forbes' "Top 100 Privately Held Companies"
- Create an average of 20 new jobs per location
- Has never laid off a single employee in the history of the company
- Average Store Manager's salary - \$80,000/year
- Average entry level Assistant Manager starting pay - \$45,000/year
- QuikTrip contributes 5% of its profits to charitable organizations in the local communities in which it operates
- QuikTrip is a National Safe Place location for endangered youth



FOLDS of HONOR





**QT** *Community*

INVESTING IN  
THE COMMUNITIES  
IN WHICH WE  
LIVE AND WORK



# STORE SECURITY



## Security That Leaves Nothing To Chance

Providing a great work environment, serving our customers and being a welcome community partner start with exceptional security. Each store has multiple alarm points and digital video surveillance that is monitored 24/7 from our centralized, high-tech Security Operations Center.

*“QuikTrip’s commitment to the safety of their employees and customers is not only well known by the community, it is deeply appreciated by every deputy in Tulsa County.”*

*-Tulsa County Sheriff’s Department*

# STORE DESIGN

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# BUILDING PERSPECTIVE



# BUILDING ELEVATION



# CANOPY PERSPECTIVE

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# CANOPY ELEVATION

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DISCOVER MORE ABOUT QUIKTRIP

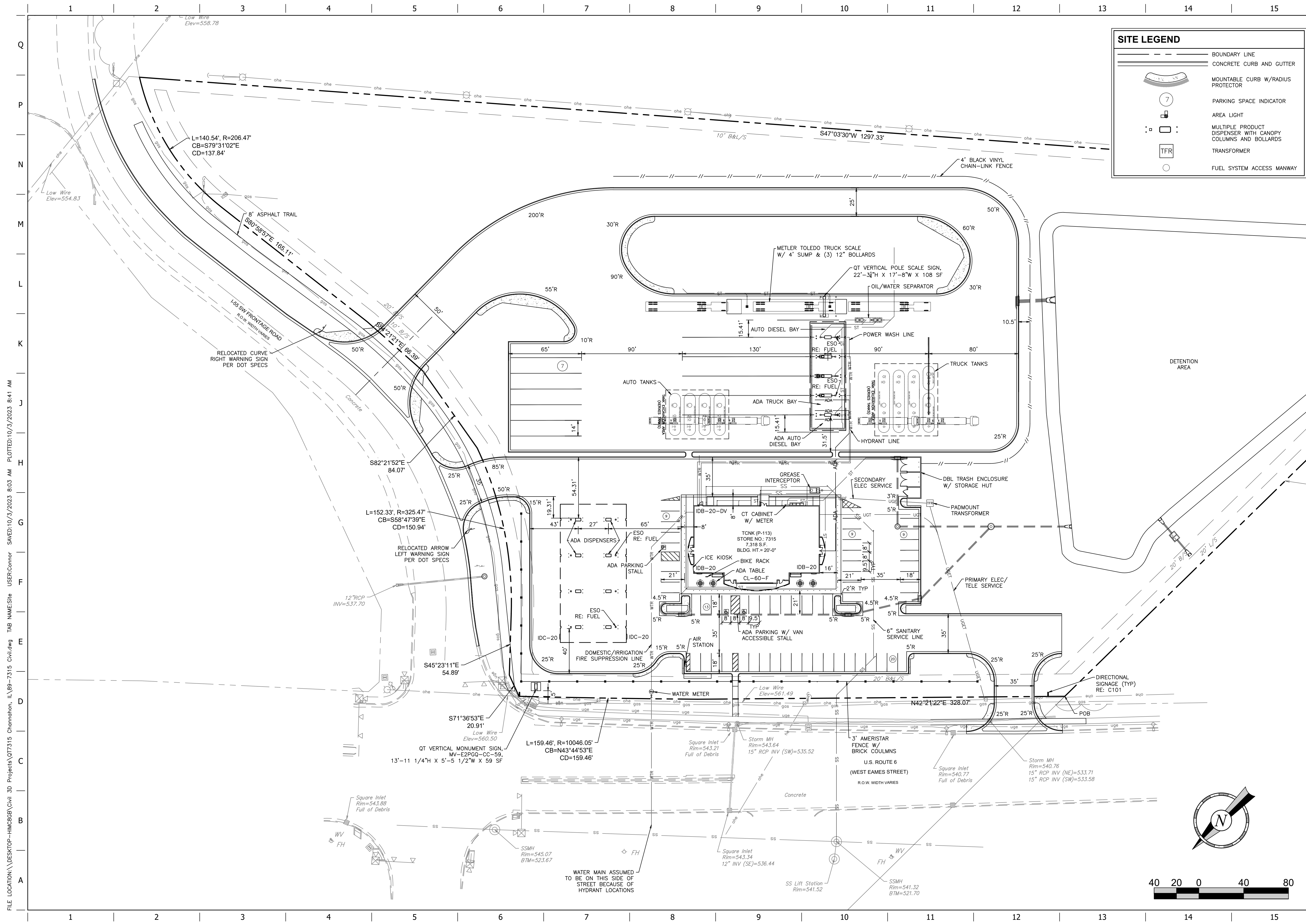


# ANY QUESTIONS?

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THANK YOU FOR YOUR TIME!





SITE LEGEND	
	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	MOUNTABLE CURB W/RADIUS PROTECTOR
	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
	TRANSFORMER
	FUEL SYSTEM ACCESS MANWAY

PROJECT NO.: 89-7315

**MDG**  
Midwest Design Group  
Kansas City

PO Box 860015  
Shawnee, KS 66286-0015  
P 913.248.9385

**QuikTrip No. 7315**

US RTE 6 & I-55 SW FRONTAGE ROAD  
CHANNON, WILL COUNTY, ILLINOIS



PROTOTYPE: P-113 (02/01/23)  
DIVISION: 89  
VERSION: 001  
DESIGNED BY: DKH  
DRAWN BY: CSH  
REVIEWED BY: JKL

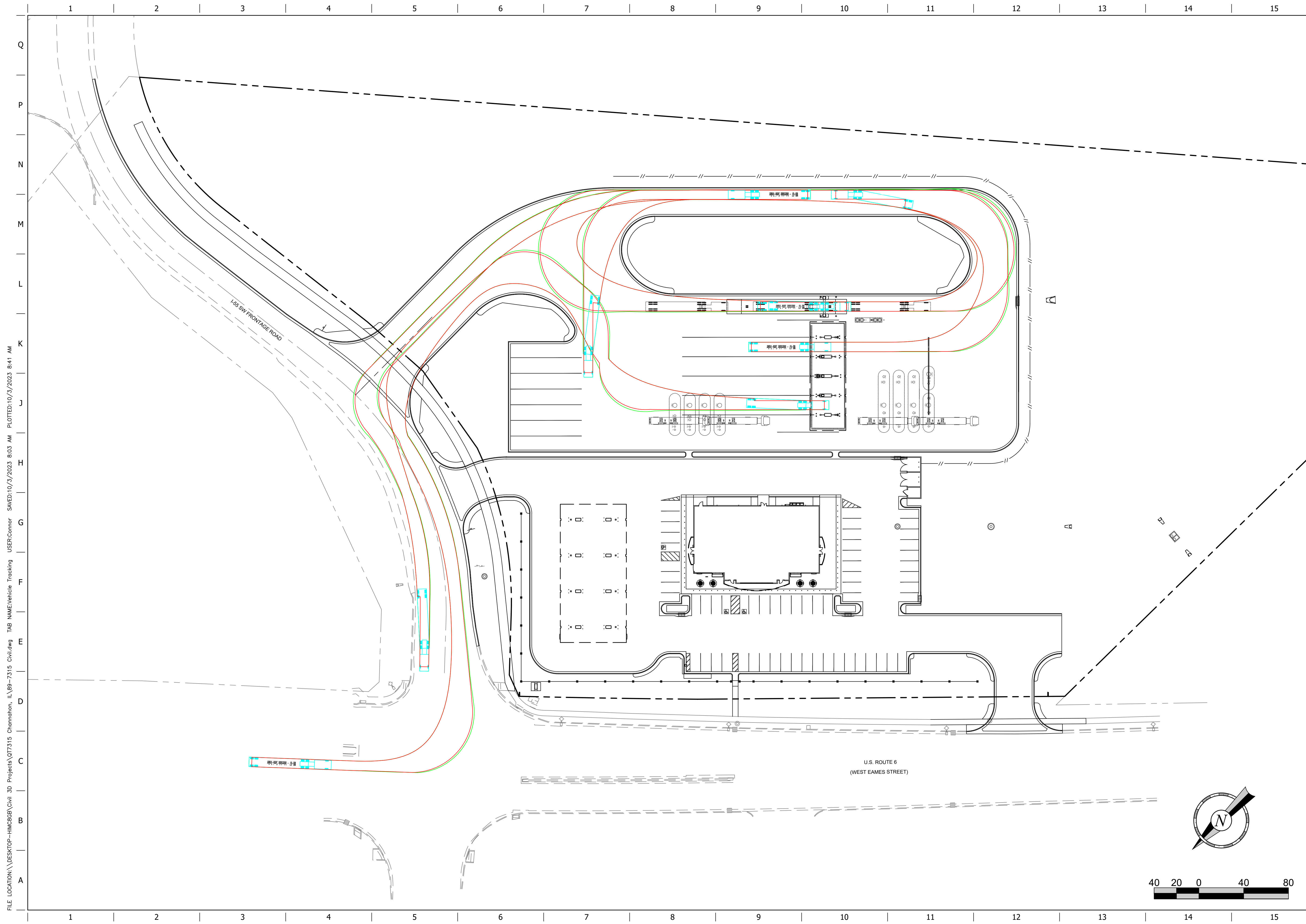
REV	DATE	DESCRIPTION

SHEET TITLE:  
SITE PLAN

SHEET NUMBER:  
**C100**

ORIGINAL ISSUE DATE: 10/03/2023

FILE LOCATION: \\DESIGN\DESIGN\PROJECTS\89-7315 Channan, IL\89-7315 Civil.dwg TAB NAME: Site USER: Connor SAVETIME: 10/3/2023 8:03 AM PLOTTED: 10/3/2023 8:41 AM



FILE LOCATION: \\DESKTOP-HMC68B\Civil 3D Projects\QT7315 Channahon, IL\89-7315 Civil.dwg TAB NAME: Vehicle Tracking USER: Connor SAVED: 10/3/2023 8:03 AM PLOTTED: 10/3/2023 8:41 AM



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REVIEWED BY: JKL

REV	DATE	DESCRIPTION

SHEET TITLE:  
VEHICLE TRACKING  
(WB-67)

SHEET NUMBER:  
**EXHIBIT**

ORIGINAL ISSUE DATE: 10/03/2023



**FROM:** Michael C. Petrick, Director of Community Development & I.S.

**DATE:** October 4, 2023

**SUBJECT:** Site Plan: I&M Canal Gateway / 25450 W. Eames Street

**FOR AGENDA:** October 9, 2023

## SUMMARY

The I&M Gateway is a proposed open space facility primarily designed as a parking area for access to Channahon's expanding bike path system and is specifically centered around the Illinois & Michigan (I&M) Canal path. The facility is being designed as an environmentally conscious development with heavy landscaping and the utilization of permeable pavers in the parking area.

The intention of the facility is to bring attention to the I&M Canal pathway that is located along heavily-travelled US Route 6. As the I&M Canal is the backbone of the Channahon bike path system, it will offer an area of parking for out-of-town ecotourists and recreational tourists, as well as a location for residents that may find the area too distant or difficult to bicycle to directly. Interpretive and informative signage will be included that will focus on historical and environmental aspects of the area.

Discussion about the project was held with the Illinois Department of Natural Resources, which is supportive of the project. The facility will bring more use to an IDNR property (I&M Canal) and will help to alleviate some of the parking constraints that exist at the nearby Channahon State Park. IDNR does not need to approve or review the project because it is not making a direct connection to the IDNR path system. The site instead connects to a Village path along Route 6 that is already connected to the IDNR path system.

The project is being funded by the Village of Channahon bicycle system budget line-item, which is heavily funded by local fuel & diesel taxes. Additional funding for landscaping items is provided by contributions from industrial & commercial developments to the Village's Tree Preservation Fund.

## GENERAL INFORMATION

**APPLICANT:** Village of Channahon

**LOCATION:** Northeast corner of Eames St. (US Route 6) and the Illinois & Michigan Canal

**PINS:** 04-10-17-107-014-0000, 04-10-17-107-017-0000

**SIZE:** 1.17 acres



**EXISTING ZONING:** R-2 Single Family

**ADJACENT ZONING & LAND USE:**

Direction	Zoning	Jurisdiction	Use
North	R-2 Single Family	Village of Channahon	Residential
West	R-2 Single Family	Village of Channahon	I&M Canal Property
South	R-2 Single Family / C-1 Local Shopping / Channahon Proper Overlay	Village of Channahon	US Route 6, Residential Subway Restaurant
East	R-2 Single Family	Village of Channahon	Residential

Zoning Map



Location Map





## RELEVANT PLAN(S)

COMPREHENSIVE PLAN DESIGNATION: Parks and Open Space  
SUBAREA: none

## APPLICATION REQUEST(S)

- Approval of site plan for the development of the I&M Canal Gateway by the Village of Channahon.

## BACKGROUND INFORMATION

- Approx. 1939-1946 – Former residential home constructed
- Approx. 2006 – Former residential home demolished
- April 2023 – Purchase of property by the Village of Channahon
- May 2023 – Wight & Company hired to design facility

## PUBLIC NOTICE SUMMARY

- This request does not require the completion of public notices.

## PROJECT DETAILS

### *Plan Overview:*

#### Site Design.

- The site is primarily designed to be a parking area to allow users to transfer between vehicles and bicycling/walking/running on the I&M Canal trail & Village of Channahon bike path system.
- Parking area with 27 spaces, to be constructed with permeable pavers.
- Site use features:
  - Supporting bicycling facilities
    - Bike repair station
    - Bike rental facility (relocation from current area in front of Game Changers)
    - Drinking fountain/bottle filling station
    - Bike rack
  - Room is reserved for the possible addition of restrooms in the future
  - Interest Features
    - Art sculpture pad
    - Interpretive/informational signage



- Directional signage for features/destinations along the I&M Canal
- A 6' solid fence will be constructed along the northern property line, with evergreens to provide additional privacy/screening of the residential area to the north.
- There is no parking lot or overhead lighting to cause disturbance with the neighboring properties. As the intended type of use is a daylight activity, lighting is not necessary.

### Architecture.

- As the site is primarily open space, architecture is limited to a picnic shelter that will be of a prefabricated nature.

### Signs

- An internally-lit identifying monument sign is included near the entrance to the site. Exact design of the sign is TBD, but conceptually will be a 3'x3' rectangular sign that is 10' in height.

### Landscape.

- Existing landscaping to the west will be preserved, along with existing healthy Hackberry trees
- New shade trees are proposed to be included at a quantity of 5.
- Evergreen trees are to be provided along the northern property line to provide privacy screening
- Planting beds are included surrounding the monument sign and public art area
- Exact final landscape plan with species identification to be completed with final engineering

## **STAFF COMMENTS AND CONDITIONS**

- Engineering is currently in-design. Any recommendation of approval should include the condition of staff review and approval of final engineering.

## **STANDARDS**

### Standards for Review of Plats and Site Plans:

The Planning and Zoning Commission shall recommend approval and the corporate authorities shall approve a preliminary or final plat or a preliminary or final site plan, unless it makes written findings specifying the manner in which:



- (1) The design and layout of the subdivision site plan or development does not conform to the provisions of this chapter.
- (2) The applicant has not made adequate provision to install improvements required by the Planning and Zoning Commission or corporate authorities under authority of this chapter.
- (3) The final plat of subdivision or final site plan fails to comply with an approved preliminary plat of subdivision site plan or preliminary site plan.
- (4) The plat or site plan does not conform with this chapter, the Comprehensive Plan, the Official Zoning Map, the Stormwater Detention Regulations (Ch. 53), Flood Hazard Prevention (Ch. 153), Soil Erosion Regulations (Ch. 157), established village planning policies, and all other village ordinances.
- (5) The provisions for vehicular loading, unloading, parking or circulation on the parcel or onto adjacent public rights-of-way will create hazards to safety or will cause significant burdens on transportation facilities that could be avoided by modification of the plan.
- (6) The vehicular and pedestrian traffic circulation system creates hazards to safety that could be avoided by modification of the plan.
- (7) The proposed plan unnecessarily and in specified particulars destroys, damages, or detrimentally alters significant natural, topographic or physical features of the site and development.
- (8) The proposed landscaping, screening or lighting fails to provide adequate acoustical or visual privacy to incompatible adjacent uses that could be avoided by modification of the plan.
- (9) The bulk and location of proposed buildings and structures will have significant adverse impact on adjacent property and development of the parcel is not feasible in a manner that will avoid these consequences.
- (10) The proposed plat or site plan makes inadequate provision for the use and maintenance of open space, and this failure may result in a burden on the public or on the adjacent properties.
- (11) The proposed development will impose an undue burden upon off-site public services, including sanitary sewer, water and storm drainage, which conclusion shall be based upon a written report of the Village Engineer provided that there is no provision in the capital works program of the village to correct the specific burden and that the applicant has not agreed to alleviate that portion of the burden attributable to the proposed development.
- (12) The subdivision site plan or development is subject to periodic flooding or contains poor drainage facilities and would make adequate drainage of the lots and streets impossible.



## **SUPPORTING DOCUMENTS**

- Concept Plan: I&M Canal Gateway by Wight & Co. – 09/25/2023

## **ACTION REQUESTED OF THE COMMISSION**

- Review and make a Recommendation to the Village Board regarding the application for site plan approval subject to staff's recommended conditions and any conditions the PZC determines are necessary.

Suggested Motion – Motion to recommend that the Village Board approve the Site Plan, subject to staff review and approval of final engineering and landscape plan.



Photos of 25460 W. Eames Street



Photo 1: View of property from across Route 6.



Photo 2: View of property from across Route 6 looking west.



Photo 3: View of property from near Route 6 bridge looking northeast.

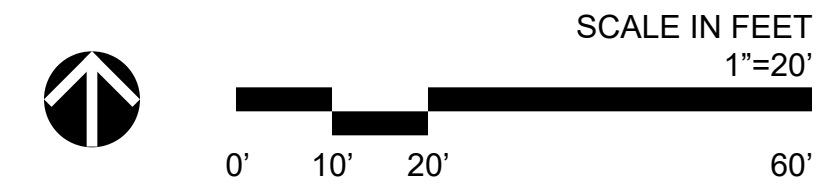


**LEGEND**

- 1 EXISTING HACKBERRY TREES TO REMAIN
- 2 PARKING LOT - 27 SPACES, PERMEABLE PAVERS
- 3 ALIGN ENTRANCE WITH S. FRYER STREET
- 4 PICNIC SHELTER (20' x 20')
- 5 ART SCULPTURE PAD W/ PURPLE CONEFLOWER PLANTING BED
- 6 MONUMENT SIGN
- 7 DRINKING FOUNTAIN & BOTTLE FILLER
- 8 BIKE RENTAL STATION
- 9 BIKE RACKS
- 10 BIKE REPAIR STATION
- 11 PLANTING BED
- 12 PROPOSED SHADE TREE
- 13 SOLID WOOD FENCE (6' HT. MAX.)
- 14 PROPOSED EVERGREEN TREE
- 15 FUTURE RESTROOM BUILDING



Concept Plan  
**I&M CANAL GATEWAY**  
 Village of Channahon



DATE: September 25, 2023 3:38 PM