

# Village of Channahon Planning & Zoning Commission Minutes

February 10, 2020  
6:00 p.m.

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

## Agenda Items

The Board Chairman is absent and a motion was made by Commissioner Sullivan to appoint Commissioner McCollom acting chairman. Seconded by Commissioner Gray. All Ayes, Motion Carried.

### 1. Call to Order

### 2. Pledge of Allegiance

Acting Chairman McCollom led the Pledge of Allegiance.

### 3. Roll Call

Commissioners Pershey, Madding, Sullivan, Gray & Acting Chairman McCollom present. Commissioners Simon and Ciarlette absent.

Others present Mike Petrick, Director of Community Development; Karen James, Planner; Tom Durkin, Administrator and Mary Jane Larson, Inspection Coordinator.

### 4. Approval of Minutes – February 10, 2020

### 5. **Public Hearing** – *Application for a Special Use Permit for a Car Wash (automobile laundry) in the C-3 Zoning District: Casey's General Store Relocation generally located west of S. Center St. and south of W. Eames St. (U.S. Route 6) filed by Casey's Retail Company*

Motion to open the public hearing was made by Commission Gray. Seconded by Commissioner Sullivan. All Ayes, Motion Carried.

James presented the staff report.

Patrick Moore, agent for Casey's, stepped up to the podium to answer questions.

Sullivan asked about the flooding in the area of the new Casey's.

Petrick explained an underground holding tank will be installed instead of a pond.

Matt Ritoff, resident, stated water from the car wash will go to the sewer system.

Moore said only ground water will go in the underground tank.

Matt Ritoff asked the board to place a cap on the hours of operation of the vacuums in the car wash.

What is the size difference between the new and old buildings asked Madding?

Per Moore the new building is double the size of the current Casey's.

McCollom stated the cap on operation of the vacuums and car wash should be included in recommendation.

Motion to close the public hearing was made by Commission Sullivan. Seconded by Commissioner Pershey. All Ayes, Motion Carried.

- 6. Review and Recommendation** – Special Use Permit for Car Wash: Casey's General Store Relocation, generally located west of S. Center St. and south of W. Eames St. (U.S. Route 6) filed by Casey's Retail Company

A motion was made by Commissioner Gray to recommend to the Village Board the Special Use Permit for the Car Wash with the condition the hours of operation are capped at midnight. Seconded by Commissioner Sullivan. All Ayes, Motion Carried.

- 7. Review and Recommendation** – Final Site Plan: Casey's General Store Relocation, generally located west of S. Center St. and south of W. Eames St. (U.S. Route 6) filed by Casey's Retail Company; to allow for the construction of a new convenience store with automobile fuel sales and 2-bay car wash facility on approximately 5.087 acres

A motion was made by Commissioner Gray to recommend to the Village Board the Final Site Plan for the Casey's General Store Relocation. Seconded by Commissioner Madding. All Ayes, Motion Carried.

- 8. Review and Recommendation** – Preliminary and Final Plat of Subdivision: Love's of Channahon filed by CESO, Inc. on behalf of Love's Travel Stop & Country Stores, Inc.

James presented the staff report.

A motion was made by Commissioner Gray to recommend to the Village Board the Preliminary and Final Plat of Subdivision for Love's of Channahon. Seconded by Commissioner Madding. All Ayes, Motion Carried.

- 9. Review and Comment** – Concept Plan Review; Dollar General, Peninsula at Ravine Woods filed by Channahon DG, LLC

James presented the staff report.

Tom Carroll from Geotech is here to answer questions regarding the Concept Plan Review.

Pershey asked how many parking spots for the project.

Carroll stated 32 parking spots which is less than the current code requiring 40.

Durkin would like to have the proposed windows designed to look like real windows.

Matt Ritoff suggested a mural similar to the one in Lockport.

Petrick mentioned the concern is the 32 parking spaces when code is 40. This may be a factor at a later date should Dollar General leave and a new tenant moves in.

Mike Morman, resident, stated he does not like the Dollar Generals logo's lighting. Morman presented pictures of the Elwood Dollar Store and suggested the board have something similar for this store with awnings and decorative light poles.

**10. Review and Comment** – Concept Plan Review; Big Basin/24045 W Front Street filed by Big Basin, LLC

James read the staff report.

Ray Mahacek, owner of Big Basin, LLC, stated he does not want to break the property up. They have been working hard to clean up the property and remove boats that were abandoned.

Durkin wants to be sure other companies will not be allowed to park on the property.

Mahacek confirmed only company vehicles will be parking on the property.

Mahecek thanked the board for their input.

**11. Adjournment**

Motion to adjourn made by Commissioner Sullivan. Seconded by Commissioner Gray. All Ayes, Motion Carried.

7:24 p.m.