

# Village of Channahon Planning & Zoning Commission Minutes

May 11, 2020 6:00 p.m.

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

Chairman Ciarlette read the COVID-19 Virtual Meetings Protocol from the agenda.

## 1. Call to Order

## 2. Pledge of Allegiance

Chairman Ciarlette led the Pledge of Allegiance.

## 3. Roll Call

Commissioners Pershey, Madding, Sullivan, Gray present on the phone and Chairman Ciarlette present in the Board Room. Commissioners McCollom and Simon absent.

Others present – Mike Petrick, Director of Community Development; Karen James, Planner; and Mary Jane Larson, Inspection Coordinator present in the Board Room. Tom Durkin, Village Administrator, present on the phone.

## 4. Approval of Minutes – March 9, 2020

Motion to approve the minutes of the March 9, 2020 Planning and Zoning Commission made by Commissioner Madding. Seconded by Commissioner Pershey. All Ayes, Motion Carried.

## 5. **Public Hearing** – Application for a Variation for a reduction in required parking for a proposed Dollar General retail store: Portion of the Peninsula at Ravine Woods Subdivision, generally north of Route 6, east of Bell Road, west of McKinley Woods Road filed by Channahon DG, LLC

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

James presented the staff report.

Ciarlette asked if any of the representatives for Dollar General who may be listening in remotely had any comments or wished to add anything. No comments from representatives from Dollar General.

Ciarlette asked if there were any public comments. No public comments.

James did receive an email from Michael Morman dated May 3, 2020, which she read to be included in the public record.

The email said. I hope you and your family continue to stay safe and healthy through COVID-19. I am

a resident residing in the Ravines Subdivision and am writing to you today to express my support and to encourage the board to approve the Dollar General Store. The Dollar General has produced plans and renderings that bode well for the Ravines and is on the upper end which in turn enhances the overall look and appeal to the Village of Channahon. Again, thank you for your time and best wishes to all. Very truly yours, Michael Morman.

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

**6. Consideration of Approval** – Variation for a reduction in required parking for a proposed Dollar General retail store: Portion of the Peninsula at Ravine Woods Subdivision (Lot 1 of Phase One) filed by Channahon DG, LLC.

Motion to approve the variation for a reduction in required parking for the proposed Dollar General retail store was made by Commissioner Gray. Seconded by Commissioner Pershey. All Ayes. Motion Carried. Variance Approved.

**7. Review and Recommendation** – Final Plat of Resubdivision: Peninsula at Ravine Woods PUD Phase One filed by Peninsula Development, LLC

James presented the staff report.

Recommendation from PZC considered with agenda item 8.

**8. Review and Recommendation** – Site Plan: Dollar General, Peninsula at Ravine Woods, PUD Phase One Lot 1 filed by Channahon DG, LLC; to allow for the construction of a 9,100 square foot Dollar General retail store and associated parking, detention, landscaping and site amenities on 1.342 acres

James presented the staff report.

Ciarlette asked about the orientation of the building.

Petrick explained the entrance of the building will face the west.

Sullivan commented the landscaping makes a big difference in appearance.

Madding appreciates the introduction of the faux windows.

Ciarlette stated there would be a combination motion for the recommendation of the Final Plat of Resubdivision and the Site Plan for the Dollar General filed by Channahon DG, LLC.

A motion to recommend the Final Plat of Resubdivision and the Site Plan for the Dollar General subject to staff review and approval of final engineering was made by Commissioner Gray. Seconded by Commissioner Sullivan. All Ayes. Motion Carried.

**9. Review and Recommendation** – Site Plan Amendment: Northern Illinois Steel, 24005 S. Northern Illinois Drive filed by Brieser Construction; to allow for the construction of a second 11,200 square foot metal storage building and associated site improvements.

James presented the staff report.

Petrick asked if anyone had any questions for Tony Wise from Brieser Construction.

Ciarlette asked if this building will be used to store items that are currently stored outside.

Wise explained the building will be used for future storage needs of NI Steel.

A motion to recommend the Site Plan Amendment for the construction of a second 11,200 square foot metal storage building and associated site improvements subject to staff review and approval of final engineering and installation landscaping in the front yard was made by Commissioner Gray. Seconded by Commissioner Sullivan. All Ayes. Motion Carried.

**10. Public Comment**

None

**11. Other Business**

None

**12. Adjournment**

Motion to adjourn made by Commissioner Gray. Seconded by Commissioner Sullivan. All Ayes, Motion Carried. 6:39 p.m.