

PLANNING & ZONING COMMISSION

January 9, 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, Gregory, Larson, Weaver, and Chairman Blackburn.
Commissioner Madding and Thurlby absent.

Others Present: Mike Petrick, Director of Community Development & Information Systems; Karen James, Planner; Tom Durkin, Village Administrator; Mary Jane Larson, Inspections Coordinator

4. Public Comment

None

5. Approval of Minutes – November 14, 2022

Motion to approve the minutes of the November 14, 2022 meeting of the Planning and Zoning Commission made by Commissioner Ciarlette. Seconded by Commissioner Weaver. All Ayes, Motion Carried.

6. Review and Recommendation – Site Plan: Penske Truck Collision Repair (PTCR), 23322 S Frontage Road West filed by Penske Truck Leasing, LP; to allow for the redevelopment of a 3.75-acre site with a 34,200 square foot building, fenced in parking lot, and stormwater management areas for use as a body shop by Penske Leasing.

Karen James presented the staff report.

Blackburn asked if the service road would continue to serve the unincorporated property.

Petrick stated it would continue to service the unincorporated property.

Larson questioned if there would be a fence between the Penske buildings.

James said Penske would not be putting a fence between the two buildings.

Ciarlette asked if the repair shop would be for the rental trucks or repair of the rental trucks and other Penske trucks.

Jerry Schuller, Penske Representative, said the repair shop would be for the rental trucks and other Penske trucks.

Ciarlette asked what kind of backlog parking are you going to have.

Schuller said the vehicles that are brought in for repair are in essence short order. The trucks that are parked waiting to be repaired are only stored for a few days before they are brought in and repaired. Once repaired they are put back into service at any of their Chicagoland centers.

James stated there are 38 parking spots in the back on the site plan

Ciarlette asked how many service bays are on each side of the building.

James said there are 9 bays on each side of the building.

Ciarlette asked what the hours of operation would be.

Schuller said the hours would be 6:00 a.m. to 11:00 p.m.

A motion was made by Commissioner Ciarlette to recommend the village board approve the Site Plan subject to staff review and approval of final engineering. Seconded by Commissioner Larson. All Ayes, Motion Carried.

Petrick stated this would go before the Village Board for final approval on Monday January 16, 2023.

7. Review and Recommendation – Final Plat of Subdivision: Southern Crossing Unit 3 filed by Primax Properties, LLC.

James presented the staff report.

Ciarlette asked for clarification of the location of the proposed store and whether this store would be like the one built in New Lenox.

Tom Durkin, Village Administrator, the Village of Channahon's building would have more architectural features than the store in New Lenox.

Petrick stated the developers have been working well with the village on meeting village design guidelines and coordinate with recently approved elevations in the shopping center.

Chairman Blackburn stated that he thought the project was a nice addition to the community. He inquired as to whether the off-site easements would be to the village.

Petrick stated that the drive is private and would remain nameless like similar shopping centers. Staff confirmed with Will County 911 that the correct address for Tractor Supply would be 26829 W Eames Street

A motion was made by Commissioner Weaver to recommend the village board approve the Final Plat of Subdivision for Southern Crossing Unit 3 subject to staff review and approval of final engineering. Seconded by Commissioner Ciarlette. All Ayes, Motion Carried.

8. **Review and Recommendation** – Site Plan: Tractor Supply Company, Southern Crossing Unit 3 Lot 191 filed by Primax Properties, LLC: to allow for construction of a 27,700 square foot one-story retail store with a fenced outdoor sales and storage area and a trailer display area for use by Tractor Supply Company.

A motion was made by Commissioner Larson to recommend the village board approve the Site Plan subject to recording of the Final Plat and staff review of final engineering. Seconded by Commissioner Weaver. All Ayes, Motion Carried.

Petrick stated this would go before the Village Board for final approval on Monday January 16, 2023.

9. **Public Hearing** – Application for Rezoning upon Annexation to I-1 Limited Manufacturing District and a Special Use Permit for Truck Terminal/Cartage Facility for Channahon Logistics Center: ~32.1 acres located at the northeast corner of Route 6 and E Sand Ridge Road filed by Equity Trust Company Custodian FBO Paul Swanson IRA on behalf of contract purchaser Rush Intermodal, Inc.

Motion to open the public hearing made by Commissioner Ciarlette. Seconded by Commissioner Weaver. All Ayes, Motion Carried.

Karen James presented the staff report.

Petrick stated the village is very much against the stacking of containers.

Ciarlette asked what is allowed in I-2.

Petrick stated Lyondell Bissell is zoned I-2. Truck terminals is allowed in Village of Channahon property zoned I-2, but required a special use permit in the I-1 district. County Zoning would allow another Aux Sable plant in I-1 where the Village of Channahon would not.

Chairman Blackburn asked anyone planning on speaking at the meeting to stand and be sworn in.

Paul Swanson, applicant representative, stated the reasons he believed the request zoning and special use permit, and development of the site was logical: 1) located on a truck route, 2) near Brisbin Road interchange, 3) relatively flat for development, and 4) already zoned industrial in Grundy County.

Chris Roebke with Rush Intermodal described the business. She said they currently have an office on Route 6 in Joliet. She explained the containers remain on the truck chassis. The containers/chassis are stored at the site until the delivery site is ready to accept them. They do

not store any trucks carrying flammable material because they are not licensed to. The office hours are 7:00 a.m. to 5:00 p.m. About 60 trucks operate per day. The yard would be open 24 hours. They do not load or unload containers and all containers are locked and may not be accessed. This location would allow for cross-docking to redistribute some loads to other trailers for delivery at client's request.

Weaver inquired about weekend hours.

Roebke stated they do not run on the weekend at this time as their clients are not typically open.

Blackburn asked if they work with the fire department.

Petrick stated the fire department required a Knox box installed so they may enter the property as needed with no delay.

Blackburn asked if the truck drivers would use Route 6 through Channahon or Brisbin Road exiting from Route 80.

Roebke stated the drivers may use both depending on where they are driving from and to.

Ciarlette asked why is there a fuel canopy?

Roebke said the canopy is for the driver's convenience only. They are not required to use their fuel.

Weaver asked of the 60 drivers/trucks, do they run 1 route per day?

Roebke answered that most do 1 load per day. But, if they do 2, they typically don't come back to the yard. Therefore, an extra load would not increase traffic.

Larson questioned how likely would the 400 – 500 parking spaces illustrated on the concept plan be full.

Roebke stated she does not expect more than 200 – 300 parking spaces to be used at one time. 400 would be a stretch for their business.

Susan Gale a resident of Dresden Acres stated she was not aware the property was zoned Industrial and thought the property was zoned agricultural. She feels allowing this is unfair to the residents because of the additional truck traffic they would have to deal with. She asked the village to reconsider and don't allow the use on this site.

Donald Evans said he was the second family to move in to the subdivision and lived there his whole life. He questioned how the Village of Channahon could be incorporated into Grundy County. He and his wife have lung diseases and he is worried the sand point well on his property would be contaminated. He is also concerned the Village of Channahon would force him to hookup to village water and sewer services. He is concerned that the project would increase his taxes. He stated that he thought the development would kill a lot of people.

John and Kimberly Nave have lived their 32 years. Kimberly is a business owner and John is a union carpenter. They are worried about the property values dropping and the concern for their investment. Other concerns are water drainage, runoff from the property, maintenance of the berm, and Aux Sable Township maintaining the drainage ditches. John asked the Commission if they would want the use next to them.

David Close lives at the top of the hill behind the property. His concern is the berm would block the flow of water from his property that currently runs into the field. He is concerned about the parking within 15' of his house, the noise from back-up beepers, and his property values.

Haley Graf stated she is a real estate attorney and lives on Sand Ridge Road. She said the truck parking lot would make their property values go down. She stated she was concerned that strangers would be at the business. She stated that Brisbin Road area was already zoned for the use and it would decrease traffic in town if Rush went there. She is worried the Village of Channahon would force Dresden Acres residents to annex into the village. She thinks the DNJ property is not a good comparison to use because it is not located next to a residential subdivision. She stated she is strongly against the rezoning.

Adam Mueller purchased his home in Dresden Acres in 2020. He has been a truck driver for 25 years. His concern is truck drivers rely on GPS for directions and many times the GPS would direct trucks down residential streets. He is very worried the trucks would continuously be directed down their streets instead of Route 6 to the parking lot. He is concerned for the trucks running all night to stay warm and noisy drivers. Another concern is the trucks going in and out of the site would make his dog go nuts from the noise.

Mueller said he is a very courteous driver versus new truck drivers on the road today. Presently he does not hear trucks on Route 6 but with the increased truck traffic going to the site would be very loud. Chassis on trucks are very loud when they bounce on the truck. He said trucks going in and out on weekends is a recipe for disaster. He stated the project should move down to the Brisbin Road interchange.

Mueller very worried about antifreeze and other chemicals from the trucks getting in their septic systems.

Ray Connor asked when the zoning on this property was changed.

Petrick said the property has been zoned I-2 since around 2005.

Connor said Intermodals bring areas surrounding them down in value. What about their real estate taxes? The intermodal would cause their real estate taxes to increase. Connor feels that Rush would allow trucks to be stored on site that go to Lyondell. If the containers are all locked, how do we know chemicals are not stored in the containers. Connor said trucks have been using Sand Ridge Road and Tabler Road already. How can they assure the additional trucking traffic won't also use those routes? He wants to know if Rush can prove to the residents that they can control there would not be any contamination from their site.

Jeff Williams biggest concern is water from the subdivision not being able to drain into the corn field as excess water from the subdivision currently does. Williams has had lung surgery and he

is worried about fumes from all the trucks. Another question is how much water would they use at the site and would it effect the residents sand point wells volume of water. His well is 15 feet deep but his neighbors with sand point wells may have problems. He stated that trucks drive through their neighborhood now and it would get worse. He stated his concerns for fuel tank leaks. Williams questioned if the fuel storage would be aboveground or inground.

Roebke said the fuel would be stored aboveground.

Commissioner Larson wanted verification of the I-2 zoning.

James said the property is currently being used for agriculture but Grundy County has the property zoned I-2. Grundy County said if the applicants came and applied for a permit they would be issued one. There would not be any need to rezone the property for the requested use.

Augusta Smith lives in the farmhouse west of the property. She wants to know if the trees she planted would be removed by Rush and is concerned that they would build up to her garage and driveway.

James said if the trees are on Smith's property they would not be removed. If they are on the subject property there can not be any assurances they would not be removed.

Smith said her family has lived in the area for 35 years and she is concerned about the increase of traffic from the trucks going to the site. She worried her horses may get loose because the noises from the trucks may cause them to escape and would bother her dogs. She said allowing the intermodal parking lot would make the area more like Chicago instead of the country atmosphere it currently is. They moved here from Joliet to enjoy the country and if the parking lot is allowed her families outside parties would be not be the same. If allowed, she would probably move.

Ken Alling has lived here for 60 years. He feels the berm would be like a dam and make water that normally drains in the farmer's field run into his property. The farmer already filled in a big hole in the back of his property where water drained before.

April Ryle bought her property in 2010. She feels her neighborhood is special and the neighbors take care of each other. She is worried this project would reduce the value of her property. She can not afford to live anywhere else. She said the residents in the neighborhood are happier people than other places.

Angela Knezevich thought all the property around them was agricultural. She did not receive a letter and thinks the signs that were posted were not obviously visible to the residents. She stated that truck issues on Tabler Road impact the bus routes already.

Annette Evans has always told her grandchildren to stay off Sand Ridge Road because of the truck traffic. Now she is also concerned the trucks would be on the side roads making it unsafe. She stated she thought the area does not need industry but needed more family things like parks and ponds for fishing.

Ciarlette asked the engineer how drainage and fuel leakage controlled and what preventive measures would be done.

Rod Tonelli a planner with Ruettiger, Tonelli and Associates said the project would follow all storm sewer and drainage as designed for the project. Run-off is protected by law and they cannot block the flow of water or impact someone else's property. The berm would have a drainage system on the neighbor's side for the excess water to drain into the detention area. Best management practices would be installed.

Mr. Williams is concerned when Rush drills for a well it would affect sand point wells used by most of the subdivision.

Tonelli said the water used by Rush staff would be less than what an average residence uses. He did not know what type of well would be used as they have to analyze it still.

Chairman Blackburn stated that the project was still in discussion and would be designed, if approved.

Ciarlette asked how high is the berm.

Tonelli said it would be 4-5 feet depending on the final grade. He stated that the question before the Commission today is zoning. Change is always difficult.

Kim Nave asked if the retention pond would be fenced in because she is worried about children going on the property. She also wants to know who would be responsible if their property floods.

Susan Gale is concerned because the properties flood all the time now; would the project make it worse. She asked in the rainy season would they watch the run-off?

Tonelli stated the village has guidelines that would be followed to protect the neighboring property from flooding. They will follow the village ordinances that are there to protect the adjacent neighbors.

Don Evans asked if they know the property has a lot of sand? The farmer always had to be towed out after getting stuck.

Motion to close the public hearing made by Commissioner Ciarlette. Seconded by Commissioner Weaver. All Ayes, Motion Carried.

Chairman Blackburn explained to the residents the village board has the ultimate authority on approving the annexation request. The village board would vote on this Monday, February 6, 2023.

Chairman Blackburn stated he feels this is a good fit for the property. He thought the clarification of the drainage by Tonelli was helpful. He stated that the plan was a concept now so the focus is on the zoning.

Larson said the village has no control on the use of the property if it is not annexed. Grundy County could issue a permit for another chemical plant if requested. The village cannot control who property is sold to.

Ciarlette agreed with Larson. She stated that based on location and proximity to Lyondell Bissell and Aux Sable Liquid Products it makes sense. If the village does not annex the property, someone would development in the County.

Larson agreed GPS is a concern but there is nothing we can do to control trucks on Route 6 and wrong turns.

Gregory asked if a traffic study would be done.

James said IDOT would review the access permit request and would determine whether a traffic study is needed.

- 10. Review and Recommendation** - Zoning Change to I-1 Limited Manufacturing District upon Annexation: ~32.1 acres located at the northeast corner of Route 6 and E Sand Ridge Road filed by Equity Trust Company Custodian FBO Paul Swanson IRA on behalf of contract purchaser Rush Intermodal, Inc.

A motion was made by Commissioner Ciarlette to recommend the village board approve the the Zoning Change to I-1 Limited Manufacturing District upon Annexation, subject to annexation of the property. Seconded by Commissioner Weaver. Roll Call: Ciarlette – yes; Gregory – yes; Larson – yes but states for the record this is just for the I-1 district and not for anything different; Weaver – yes; Blackburn - yes. Motion carried.

- 11. Review and Recommendation** – Special Use Permit for truck Terminal/Cartage Facility: Channahon Logistic Center, ~32.1 acres located at the northeast corner of Route 6 and E Sand Ridge Road filed by Equity Trust Company Custodian FBO Paul Swanson IRA on behalf of contract purchaser Rush Intermodal, Inc.

A motion was made by Commissioner Weaver to enter the findings of fact that the standards set forth in the appropriate sections of the Village Code had been met and to recommend the Village Board approve the Special Use Permit, subject to annexation of the property and the following conditions:

1. The Subject Property may be developed, maintained, and operated in conformance with the Concept Plan.
2. The parking of semi-trucks, trailers or chassis is limited to the number of parking spaces available for such vehicles, as will be indicated on an approved site plan.
3. The storage or stacking of Cargo Containers on the ground off truck chassis is prohibited. Cargo Containers is defined as per Municipal Code Zoning Regulations 156.004 Definitions.
4. If the Village Board of Trustees modifies, eliminates, or replaces Village Code of Ordinance sec. 156.030 Use and Screening of Cargo Containers as accessory Structures, the owner of the property must request to repeal or modify this Special Use Permit.
5. Businesses shall at all times maintain a valid Channahon Business License Registration.

Seconded by Commissioner Larson. Roll Call: Ciarlette – yes; Gregory – yes; Larson – no but she wants to point out by voting no it could risk other things coming in to the property. Another reason she is voting no is the potential for 400 – 500 spots and the property seems small to hold that many vehicles; Weaver – yes; Blackburn - yes.

Blackburn states the motion is carried.

Petrick stated the recommendation is not an approval or denial of the project. This would go before the village board on Monday, February 6, 2023. The village board would make the ultimate decision for the project.

Durkin said to watch the website to make sure it is on the agenda for the February 6th meeting.

12. Other Business

Paul Swanson thanked the board and village staff for their time and assistance on this project.

ADJOURNMENT

Motion to adjourn made by Commissioner Ciarlette. Seconded by Commissioner Weaver. All Ayes, Motion Carried. 8:15 p.m.

Submitted by

Mary Jane Larson, Inspection Coordinator
Approved March 12, 2023