

Village of Channahon Planning & Zoning Commission Minutes

January 13, 2020

6:00 p.m.

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

Agenda Items

1. Call to Order

2. Pledge of Allegiance

Karen Ciarlette led the Pledge of Allegiance.

3. Roll Call

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

Others present – Mike Petrick, Director of Community Development; Karen James, Planner; Mary Jane Larson, Inspection Coordinator.

4. Approval of Minutes

Motion to approve the minutes of the December 9, 2019 Planning and Zoning Commission made by Commissioner McCollom. Seconded by Commissioner Sullivan. All Ayes, Motion Carried.

5. Public Hearing – Application for Rezoning for a Change in Zoning from C-2 Community Shopping District to C-3 General Business District: 23157 S. Thomas Dillon filed by Mackenzie Properties, LLC. Continued from PZC meeting on December 9, 2019.

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

Mike Petrick stated Mackenzie Properties, LLC are withdrawing their application for rezoning with plans to resubmit again at a later date.

Mike Hansen, attorney representing Mackenzie Properties, LLC, said they are withdrawing the application previously submitted and will be resubmitting a new application changing to a site plan within 10 days.

On January 9, 2020 the applicant held a meeting at the building so residents would be able to voice their concerns and ask questions. After meeting with the residents, the applicant decided to resubmit the application with changes to the site plan and add more detail.

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

6. Public Comment

Petrick explained the application will be reviewed by staff, there is no guarantee that the request will be back for the March 2020 meeting. They definitely will not be here before the March meeting and possibly after March.

Sullivan asked for clarification of difference between C-1, C-2 and C3.

James told the commissioners a copy of the C-1, C-2 and C-3 Permitted Use List was included in packet for their reference. Petrick and James read aloud the permitted uses for each zoning district. James informed the public that they could contact her if they would like a copy sent to them.

A member of the public stated that there are truck trailers on the Martin Whalen site now. Petrick stated that we have been made aware and are looking into why they are there.

Members of the public asked staff to clarify the requirements for placing public hearing signs on properties, one stating that the current sign size is hard to see.

Mike Hansen stated that he would be happy to pay for a larger sign when the WindyCity Jay project comes forward again. He also stated that he would be happy to send letter notices to extra people, if they provided him with their addresses. He said it was not practical to send letters to the entire neighborhood.

A member of the public asked if the village could do more than the state minimum for notices. Petrick stated that we do and that the village code requirements are actually more than the state minimum.

A member of the public asked if a covenant on a property carries to the next owner. Staff answered that they do not have the answer to that question.

Commissioner McCollom left the meeting at 6:35 p.m.

A member of the public asked what the benefit of rezoning was. Petrick answered that the PZC would make a recommendation of approval if they believed the rezoning was a benefit to the community. It is a case by case review.

Members of the public asked for clarification on the posting of the new meeting, which would be presented with the application and what the applicant would be proposing. Commissioner Sullivan explained that the PZC makes a recommendation to the village board and the board makes the final decision.

A member of the public asked what were the plans for the land across from the new Speedway and for the status of the traffic light construction. Petrick answered that the work being done is for required infrastructure improvements and that no plans for development on the property have been submitted at this time. He also stated that the mast arm for the stop light was ordered and following estimated delivery in mid-February it would be installed.

Several members of the public expressed concerns regarding trucks making U-turns on Route 6 at Thomas Dillon Drive. They asked the Commission if Pilot could add signage to help the truckers and what were the criteria for U-turn restrictions. Chairman Ciarlette explained that the State controlled signage on Route 6 and such issues are outside of the Commissions authority.

A member of the public expressed concern regarding Doka's parking lot being used as a work zone, their employees parking on the street and Doka doubling their staff. The resident asked if there was a stacking height limitation. Petrick answered that staff would have to look at the approval documents to answer that question.

A member of the public expressed concern about trucks stacking on Thomas Dillon Drive at the new Speedway early in the morning. Someone asked if there were weight limits on the frontage Road. The Commission directed the resident to the Public Works Department for the answer.

7. Adjournment

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

6:44 p.m.