

## PLANNING & ZONING COMMISSION

February 14, 2022

6:00 p.m.

Channahon Municipal Center (Board Room)

**24555 S. Navajo Dr.**

**Channahon, IL 60410**

**1. Call to Order**

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

**2. Pledge of Allegiance**

**3. Motion for Substitute Chairman for Meeting**

Motion for Commissioner Blackburn to be Acting Chairman for the February 14, 2022 meeting made by Commissioner Larson. Seconded by Commissioner Madding. All Ayes, Motion Carried.

**4. Roll Call**

Acting Chairman Blackburn, Commissioners Madding, Larson, Thurlby and Weaver present. Commissioners Gray and Chairman Ciarlette absent.

Mike Petrick introduced the new Commissioner Thurlby and Commissioner Weaver.

**5. Approval of Minutes – December 13, 2021**

Motion to approve the minutes of December 13, 2021 meeting of the Planning and Zoning Commission made by Commissioner Madding. Seconded by Commissioner Larson. All Ayes, Motion Carried. Commissioners Thurlby and Weaver abstained from voting.

**6. Review and Recommendation – Final Plat of Subdivision: Penske’s Channahon Subdivision filed by Penske Truck Leasing Co. L.P.**

James presented the staff report.

Blackburn asked for clarification of the one-year time frame to demolish. He asked if the year starts from when they pull the permit or when they start construction. James explained the year starts when the permit is issued. Penske does plan on starting construction right away once they have the building permit. James said Josh Lester with Penske is here tonight and they had discussed delays that may happen during construction.

Josh Lester stated the issue over the last year was getting overhead doors. He feels in 2022 construction material would be available and won’t cause delays.

Per Mike Petrick demolition of the current Penske building they’re operating out of during construction would be demolished within a year.

The Sunbelt building would be a separate plan that would be presented at a future date.

Lester said they are working through some prototype plans for a future collision center to be built at the Sunbelt site. Brad Hovanec with Cage Engineering is already starting work on the site development and engineering plans for the Sunbelt property.

Blackburn asked about the utility easement on the property. Hovanec said AT&T, Nicor and ComEd currently have lines going right through the property. Two of the three would be removed and not replaced. One of them however is currently servicing the development to the west of the property. They are working on relocating and then moving forward with a plat of vacation to basically get rid of that easement. The design is currently in the works for Nicor and they plan on having this done in the next couple weeks.

Weaver asked if the proposed apron would be concrete or asphalt. Hovanec said that it would be asphalt and it meets the safety standards.

Madding asked if they expect traffic would increase. Lester stated he can't predict because of Covid. Shipping picked up with people ordering more from home. James said in 2021 there were 3-4 businesses. Now because it would only be Penske they do not expect traffic would increase by much.

Thurlby asked where would there be access points. Lester said there were 4 access points and now would only be 2. Hovanec said they are still working with their engineers on the exit designs. Lester said the future proposed site where Sunbelt is would not have customers going in and out because it would be a repair shop only for Penske's vehicles.

Lester said they are looking forward to the new building because they have outgrown the current building.

Weaver asked if they would have rentals for local people. Lester said they would mainly do fleet rentals. Currently they do a lot of fleet rentals for Costco.

Larson questioned how the security would be handled at the site. Lester stated they would be using an Electric Guard Dog Fence during non-business hours. He said the biggest concern are the catalytic converters being stolen, but they have been lucky so far with no thefts.

Blackburn thinks the project is a great idea. Thorntons site has improved this side of I-55 and with this project it would also improve the look from the highway.

Motion to recommend approval of the Final Plat of Subdivision of Penske's Channahon Subdivision filed by Penske Truck Leasing Co. L.P. made by Commissioner Larson. Seconded by Commissioner Thurlby. All Ayes, Motion Carried.

- 7. Review and Recommendation** – Site Plan: Penske Rental, 23334 S. Frontage Road West/Penske's Channahon Subdivision Lot 2 filed by Penske Truck Leasing Co. L.P.; to allow for the redevelopment of a 13.42-acre site with a 23,180 square foot building, fueling canopy and fenced in parking lot for use by Penske Leasing.

Motion to recommend the Site Plan for Penske Rental, 23334 S. Frontage Road West subject to the demolition of the current building within 1 year after completion of the new building and staff review and approval of final engineering plans made by Commissioner Thurlby. Seconded by Commissioner Madding. All Ayes, Motion Carried.

**8. Public Comment**

None.

**9. Other Business**

Community Development Department Year End Report for 2021 was distributed to the Commissioners.

**ADJOURNMENT**

Motion to adjourn made by Commissioner Madding. Seconded by Commissioner Thurlby. All Ayes, Motion Carried. 6:45 p.m.

**Submitted by**

**Mary Jane Larson, Inspection Coordinator**  
**Approved March 14, 2022**