

PLANNING & ZONING COMMISSION MINUTES

July 13, 2020 6:00 P.M.

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

Agenda Items

1. Call to Order

2. Pledge of Allegiance

Chairman Ciarlette led the Pledge of Allegiance.

3. Roll Call

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

Others present – Karen James, Planner; Tom Durkin, Village Administrator; and Mary Jane Larson, Inspection Coordinator

4. Approval of Minutes – May 11, 2020

Motion to approve the minutes of the May 11, 2020 meeting of the Planning and Zoning Commission made by Commissioner Pershey. Seconded by Commissioner Gray. All Ayes, Motion Carried

5. Public Hearing – Application for a Special Use Permit to keep an outdoor display for chickens/ducks and associated products sold for these animals at the retail store within the C-3 General Business District: 23930 S. Northern Illinois Drive filed by Dog Enterprises, Inc. dba The Feed Loft

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

James presented the staff report.

Kari Blackburn, applicant was sworn in and answered questions from the commissioners regarding confirmation of the fence height and length.

Commissioner Pershey inquired as to whether they sell chickens inside the store. Blackburn replied yes and that the display would help show the product and ease of care

Blackburn asked if a more decorative fence like PVC or aluminum in white would be allowed versus the black chain link fence proposed by the village.

James said yes, a vinyl fence would be allowed and language could be added to the condition.

Blackburn may put netting over the top of fence to keep out hawks and also to keep the ducks from flying out the pen area.

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

- 6. Review and Recommendation** – Special Use Permit to keep an outdoor display for chickens/ducks and associated products sold for these animals at the retail store within the C-3 General Business District: 23930 S. Northern Illinois Drive filed by Dog Enterprises, Inc. dba The Feed Loft

James will add options for vinyl coating chain link, pvc, and aluminum (wrought iron look) fence to the Special Use Permit ordinance.

Motion to approve the Special Use Permit with staff's conditions and the additional fence options made by Commissioner Gray. Seconded by Commissioner Madding. All Ayes, Motion Carried.

- 7. Review and Recommendation** – Site Plan Amendment: Utility Concrete, 2495 Bungalow Road filed by Utility Concrete Products, LLC; to allow for the construction of an expansion of the west gravel storage area and concrete adjacent to the building, and enlargement of the storm water management area

James presented the staff report.

Ciarlette stated that Utility Concrete Products, LLC has always worked well with the village.

Motion to approve the Site Plan Amendment made by Commissioner Madding. Seconded by Commissioner Gray. All Ayes, Motion Carried.

8. Public Comment

None

9. Other Business

None

10. Adjournment

Motion to adjourn made by Commissioner Gray. Seconded by Commissioner Madding. All Ayes, Motion Carried. 6:25 p.m.