

Planning & Zoning Commission
April 22, 2019 – Rescheduled Meeting - 6:00 p.m.

Call to order by Chairman Ciarlette.

Pledge of Allegiance

Roll Call: Gray, McCollom, Pershey, Madding, Sullivan and Ciarlette. Commissioner Simon – Absent.

Village staff present were Director of Community Development & Information Systems Mike Petrick and Inspection Coordinator Mary Jane Larson.

A motion was made by Commissioner Sullivan and seconded by Commissioner McCollom to approve the minutes of March 11, 2019.

Roll Call: All Ayes Motion Carried.

A motion was made by Commissioner Sullivan and seconded by Commissioner Gray to open the public hearing for the Special Use Permit for the Truck Terminal Use in an I-1 District for Lot 30 in Channahon Industrial Park Unit 2, commonly known as 24030 S. Northern Illinois Drive.

Roll Call: All Ayes Motion Carried.

Mike Petrick read the application background GSM Management, LLC has submitted for a Special Use Permit at 24030 S. Northern Illinois Dr. The company proposes to construct a building and parking facilities on 1.6 acres. The building will contain offices and repair and service facilities for the company's fleet of 16 semi-trucks. Trucks will be stored on the premises and dispatched from the location. By definition, this constitutes a "Truck Terminal" and is a special use as indicated in the Municipal Code of Ordinances, 156.091(B)(25).

The Channahon Industrial Park is home to two similar facilities, DNJ Intermodal, and All Star trucking. However, no record of Special Use Permits were found for those operations. Staff is still investigating as to why.

As with all Special Use Permits, if awarded the special use permit will expire in 6 months if no building permit is applied-for.

The public hearing shall seek to find that the standards for a Special Use as defined in 159.199(E) are met, which area as follows:

(E) Standards.

(1) No special use permit may be granted unless:

(a) The proposed use is designated by this chapter as a special use in the district in which the use is to be located.

(b) The proposed use will comply with all applicable regulations in the district in which the use is to be located.

(c) The location and size of the proposed use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.

(d) The location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site are such that the use will not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings.

(e) Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining uses, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.

(f) The proposed use will not cause substantial injury to the value of other property in the neighborhood.

(g) Conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.

Based on previous Special Use permits for terminal uses that have been issued, staff recommends the following conditions be placed upon the special use permit:

Recommended Conditions of Approval:

1. The storage or stacking of Cargo Containers on the ground off of truck chassis is prohibited. Cargo Containers are defined as:

Cargo Container: An intermodal freight transport cargo transport using standard ISO containers (also known as isotainers) that can be loaded and sealed intact onto container ships, railroad cars, planes, and trucks.

2. If the Village Board of Trustees modifies, eliminates or replaces Village Code of Ordinance sec. 156.030, the owner of the property must request to repeal or modify this Special Use Permit

3. The parking of semi-trucks, trailers or chassis is limited to the number of parking spaces available for such vehicles, as indicated on an approved site plan.

4. The site shall be maintained in a clean condition and kept free of weeds, garbage, debris, salvage materials, and junk. If or when any mud and/or debris is tracked onto Northern Illinois Drive from the subject property, the mud and/or debris must be removed promptly.

5. All improvements shall conform to local ordinances and the building code.

A concept site plan has been provided for reference with this Special Use Permit. However, final site plan submittal is not ready at this time and will be brought forward for individual consideration when appropriate. However, the final site plan shall be in general conformance with the concept plan provided herein and adjusted for engineering necessities and/or compliance with ordinances. Site plan features include:

- 8,800 S.F. Building
- 20 automobile parking spaces
- 17 semi-truck parking spaces
- 4 truck repair bays

Discussion followed. Tom Osterberger, attorney for applicant answered general questions from the board and stated Geotech is still working on the site plan.

Karen Smith, resident and business owner on Northern Illinois Drive questioned if oil changes lanes would be set up correctly. She was assured that the oil changing bays would be set up according to state & EPA guidelines. Karen asked if the driveway would be paved and Mike Petrick said only paved driveways are allowed.

A motion was made by Commissioner McCollum and seconded by Commissioner Gray to close the public hearing.

Roll Call: All Ayes Motion Carried.

A motion to recommend the Special Use Permit application for Truck Terminal Use in an I-1 District for Lot 30 in Channahon Industrial Park Unit 2 commonly known as 24030 S. Northern Illinois Drive was made by Commissioner Gray and seconded by Commissioner McCollum.

Roll Call: All Ayes Motion Carried.

Mike Petrick read the following background to consider approval for the site directional signage at the BMO ATM at 24745 W Eames Street.

The former BMO Bank at 24745 W. Eames St. has continued to operate an ATM at the location since the closure of the bank branch. The building has been for sale since the closure of the branch. A potential buyer and change of use for the building is pending, but an agreement is in place for the ATM to remain in this location. As such, BMO is requesting signage for the ATM so that users know it exists even though the building is no longer a bank use.

While Village staff approves on-site signage, per Village ordinance 156.176(C)(5), the Planning & Zoning Commission must approve directional signage:

(5) On-premise directional and instructional signs. Those signs, which provide instruction or direction, and are located entirely on the property to which they pertain, and do not advertise a business. This includes, but is not limited to, such signs as those which identify a business location, restrooms, telephone, parking areas, entrances, exits, etc. Such signs may not exceed eight square feet in gross area per sign. Such signs must be identified on site plans for new developments or approved by the Planning and Zoning Commission for existing businesses.

The submitted sign application conforms to the size requirements for the directional signage and measures 7.4 square feet in area.

Discussion followed.

A motion to recommend the approval for the location of an on premise directional sign to be placed at 24745 W. Eames Street was made by Commissioner McCollum and seconded by Commissioner Gray.

Roll Call: All Ayes Motion Carried.

Mike Petrick read the background requesting approval for the final plat for resubdivision being issued in order to dedicate road right-of-way and necessary easements. The parcel is a stormwater detention lot, which is now having the northern portion dedicated for the connection of S. Bradley St. No structures or uses will be present on this lot, other than stormwater detention. No additional parcels are being created.

Motion to recommend the Final Plat of Resubdivision of Channahon Corporate Center Unit 2 Resubdivision No 1 was made by Commissioner Gray and seconded by Commissioner Pershey.

Roll Call: All Ayes Motion Carried.

A motion to adjourn was made by Commissioner McCollum and seconded by Commissioner Sullivan.

Roll Call: All Ayes Motion Carried. 6:40 p.m.