

# PLANNING & ZONING COMMISSION

March 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. Roll Call**

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

**4. Public Comment**

None.

**5. Approval of Minutes – February 14, 2022**

Motion to approve the minutes of the February 14, 2022 meeting of the Planning and Zoning Commission subject to grammar changes made by Commissioner Thurlby. Seconded by Commissioner Blackburn. All Ayes, Motion Carried.

**6. Review and Recommendation – Site Plan: Parking Lot Expansion, Channahon Industrial Park Lots 24 (24053-24059 S Municipal Drive) and 30 (24030 S Northern Illinois Drive) filed by AJ Inter Estates, LLC; to allow for the construction of an adjoined parking lot for use by the tenants of the existing building located at 24053-24059 S Municipal Drive.**

Karen James presented the staff report.

Ciarlette asked to confirm that this site would only be used for maintenance of trucks and not for dispatch their cartage operations. Jonas Budreika, with AJ Interstate, LLC, confirmed this was correct. Ciarlette asked if there would need to be any construction to the building before the business could begin. Budreika stated that Unit C would be ready as is for the business.

Madding asked if the repairs would only be inside the building. Budreika said all repairs would take place inside the facilities. Madding questioned if the trucks will fit inside. Budreika said only tractors will be worked on at this site and they will fit inside the building.

Ciarlette asked if they plan on stacking containers or chassis on the property. Budreika said no containers or chassis will be stored at this property. Budreika has a terminal in Bolingbrook where they park trucks and store containers. The facility in Channahon will be used to repair tractors only and not used for storage.

Larson stated she noticed a tank in the staff report photos located near the cross access between the lots and asked if this was to be removed. Tomas Staskus, representative for the owner, stated that it will be moved.

Blackburn asked what hours the business plans to be open. Budreika said their operating hours would be 8:00 a.m. – 5:00 p.m. Monday through Friday and Saturdays from 8:00 a.m. – 2:00 p.m. Blackburn asked if Lucenta was the tenant leaving. Staskus stated yes and that were given ta 30 days’ notice today.

Weaver inquired as to whether the dropping of the trailer would cause a wear and tear problem for the pavement. Budreika stated that there would be a drop concrete pad included in the lot.

Thurlby asked whether the over the road drives would use the lot as a relay yard. Staskus stated no, the Bolingbrook terminal would be used for that and this site is for maintenance of the fleet only.

Durkin asked how you would know if they started to use the facility for parking trucks for dispatch. James stated the code enforcement officer routinely goes through and monitors businesses to assure they are following their approved use. If a truck was parked there a lot, we would communicate with the owner t inquire further.

Motion to recommend the Site Plan for the Parking Lot Expansion, Channahon Industrial Park Lots 24 (24053-24059 S Municipal Drive) and 30 (24030 S Northern Illinois Drive) filed by AJ Inter Estates, LLC; to allow for the construction of an adjoined parking lot for use by the tenants of the existing building located at 24053-24059 S Municipal Drive subject to the conditions listed in the staff report made by Commissioner Blackburn. Seconded by Commissioner Thurlby. All Ayes, Motion Carried.

Ciarlette stated the motion was carried utilizing the staff recommendation of the 6 items that were presented in the staff report.

James told the AJ Inter Estate’s representatives the recommendation and report will be presented to the village board at the Monday, March 21, 2022 board meeting.

**7. Other Business**

James told the commissioners she is working on scheduling a special meeting for training with the ILAPA which will be beneficial to the new commission members.

Blackburn asked about the WashCove Car Wash. James said they hope to have the ground-breaking ceremony in April.

Ciarlette asked if there are any plans for the old fire department once the new building is completed. Durkin said no decisions have been made yet. Durkin did say John Grimmenga, Channahon’s Emergency Management Director, is interested in moving his department there.

**ADJOURNMENT**

Motion to adjourn made by Commissioner Blackburn. Seconded by Commissioner Thurlby. All Ayes, Motion Carried. 6:35 p.m.

**Submitted by**

**Mary Jane Larson, Inspection Coordinator**

**Approved April 11, 2022**