

PLANNING & ZONING COMMISSION

April 11, 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

Present: Commissioners Madding, Blackburn, Larson, Thurlby, Weaver and Chairman Ciarlette

Absent: Commissioner Gray

Others present: Mike Petrick, Director of Community Development & Information Systems; Karen James, Planner; Mary Jane Larson, Inspections Coordinator

4. Public Comment

None.

5. Approval of Minutes – March 14, 2022

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

6. Public Hearing – Application for a Special Use Permit for Truck Repair/Cartage/Terminal in the C-2 Community Shopping District: 23157 S Thomas Dillon Drive filed by Vadim Savca, RS Plant, LLC

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

Motion to continue the public hearing to the May 9, 2022 Planning and Zoning Meeting for the application for the Special Use Permit made by Commissioner Weaver. Seconded by Commissioner Blackburn. All Ayes, Motion Carried.

7. Public Hearing – Application for a Zoning Change from A-1 Agriculture District to C-3 General Business District for the new Channahon Fire Station #2: 23370 S. Thomas Dillon Drive filed by Channahon Fire Protection District

Motion to open the public hearing made by Commissioner Weaver. Seconded by Commissioner Thurlby. All Ayes, Motion Carried.

Karen James presented the staff report.

Chairman Ciarlette asked whether the colors of the materials did not change. The applicant confirmed that they did not.

Motion to close the public hearing made by Commissioner Blackburn. Seconded by Commissioner Weaver. All Ayes, Motion Carried.

8. Review and Recommendation – Zoning Change from A-1 Agriculture District to C-3 General Business District: 23370 S. Thomas Dillon Drive filed by Channahon Fire Protection District

Motion for the rezoning from A-1 Agriculture District to C-3 General District of 23370 Thomas Dillon Drive filed by Channahon Fire Protection District made by Commissioner Madding. Seconded by Commissioner Thurlby. All Ayes, Motion Carried.

9. Review and Recommendation – Site Plan: New Channahon Fire Station #2, 23370 S. Thomas Dillon Drive filed by Channahon Fire Protection District; to allow for the construction of a new fire station of approximately 7,500 square feet with three (3) apparatus bays and associated parking and site improvements to replace the existing station #2.

Motion to approve the Site Plan for the Channahon Fire Station made by Commissioner Larson. Seconded by Commissioner Blackburn. All Ayes, Motion Carried.

10. Other Business

James said Washcove did break ground on the new car wash last week.

ADJOURNMENT

Motion to adjourn made by Commissioner Weaver. Seconded by Commissioner Thurlby. All Ayes, Motion Carried. 6:17 p.m.

Submitted by

Mary Jane Larson, Inspection Coordinator

Approved May 9, 2022