

PLANNING & ZONING COMMISSION

July 10 2023

6:00 p.m.

Channahon Municipal Center (Board Room)
24555 S Navajo Drive
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 Ciarlette, Thurlby, Weaver, Madding, Larson, Gregory and Chairman Blackburn.

Others Present: Karen James, Planner and Mary Jane Larson, Inspections Coordinator

4. Public Comment

None

5. Approval of Minutes – June 12, 2023

Motion to approve the minutes of the June 12, 2023 meeting of the Planning and Zoning Commission made by Commissioner Ciarlette. Seconded by Commissioner Thurlby. All Ayes, Motion Carried.

6. Review and Recommendation – Site Plan Amendment: Penske Truck Collision Repair (PTCR), 23322 S Frontage Road West filed by Penske Truck Leasing, LP.

Karen James presented the staff report.

Commissioner Ciarlette asked about the additional parking spaces.

James stated the site plan revisions did increase the proposed parking spaces.

Chairman Blackburn stated that it looks better to have the access move away from the private drive and increased the visibility.

Motion to recommend the Village Board approve the Site Plan Amendment, subject to staff review and approval of final engineering made by Commissioner Madding. Seconded by Commissioner Ciarlette. All Ayes, None Opposed, Motion Carried.

The recommendation would go before the Village Board for final consideration on Monday July 17, 2023.

7. Other Business

Larson asked the status of the Dairy Queen project.

James said the state approval is moving along and getting closer. James stated the neighbor's access approval from the dental property was not obtained before that property was sold. The new owner of the property needs to be contacted to obtain a signed document allowing access to their property during construction.

Updates were also provided for construction and engineering review of Casey's and O'Reilly's.

James said there will not be an August 2023 meeting.

ADJOURNMENT

Motion to adjourn made by Commissioner Ciarlette. Seconded by Commissioner Thurlby. All Ayes, Motion Carried. 6:24 p.m.

Submitted by

Mary Jane Larson, Inspection Coordinator

Approved September 11, 2023