



FROM: Karen A. James, Planner

DATE: October 5, 2023

SUBJECT: Concept Plan: QuikTrip

FOR AGENDA: October 9, 2023

SUMMARY

QuikTrip Corporation is requesting review of a concept plan for a 7,318 square foot QuikTrip automotive service station (gas station) with separate passenger vehicle (16) and diesel fueling islands (3). The property is partially annexed and zoned C-2 Community Shopping within the Village of Channahon. The project is located at the southwest corner of Route 6 and S Frontage Road, kitty-corner from Thorntons. The applicant has requested a concept plan review in order to receive feedback on the site plan and architecture prior to proceeding forward with full engineering and building plan submittals, and the necessary applications for annexation, zoning, final site plan, and final plat of subdivision to consolidate multiple parcels.

GENERAL INFORMATION

APPLICANT: QuikTrip Corporation

LOCATION: 24165 W Eames Street/southwest corner of Route 6 and the S Frontage Road

PIN: 04-10-04-400-005-0000 (annexed); 04-10-04-400-018-0000; 04-10-04-400-023-0000

SIZE: 9.83 acres

EXISTING ZONING: C-2 Community Shopping District/C-4 Highway Commercial and R-5 Single Family Residential in Will County

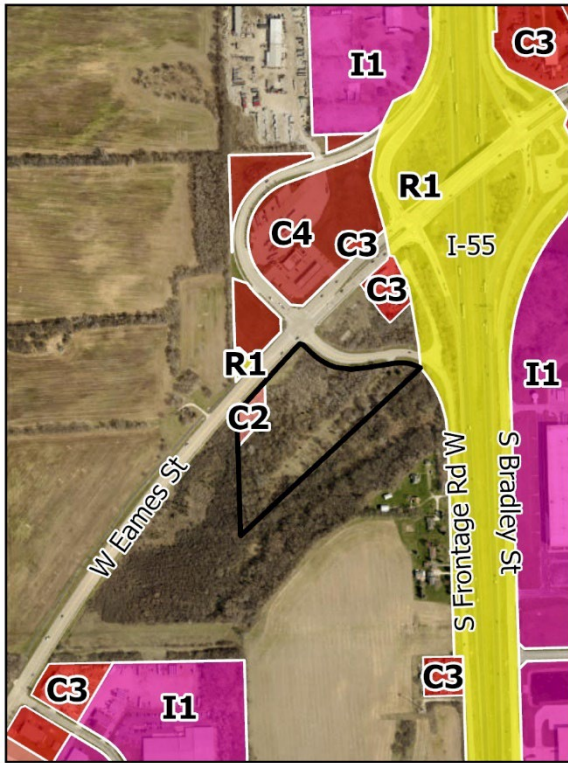
ADJACENT ZONING & LAND USE:

Direction	Zoning	Jurisdiction	Use
North	C-4/R-1	Channahon	Vacant Commercial Lot/Village Lift Station
West	A-1	Will County	Agriculture

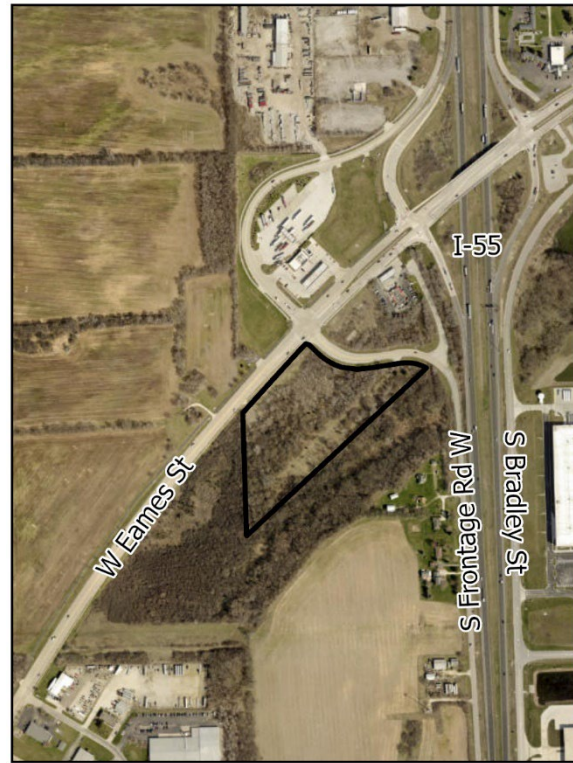


Direction	Zoning	Jurisdiction	Use
South	A-1	Will County	Agriculture
East	R-5	Will County	Undeveloped Lot

Zoning Map



Location Map



RELEVANT PLAN(S)

COMPREHENSIVE PLAN DESIGNATION:

Regional Commercial

SUBAREA:

Route 6/I-55 Subarea – General Commercial

APPLICATION REQUEST(S)

- Review of Concept Plan



BACKGROUND INFORMATION

- January 2013 – Approved Annexation of a portion of the property, 24165 W Eames Street

PUBLIC NOTICE SUMMARY

- This request does not require the completion of public notices.

PROJECT DETAILS

Description of Business:

- QuikTrip has provided a narrative on the business operations for the proposed gas station.
- Also attached to this report are presentation slides providing information on QuikTrip Corporation and building and canopy elevation

Plan Overview:

Concept Design.

- The concept plan consists of the following improvements:
 - 7,318 square foot one-story brick building
 - Diesel Canopy with 3 diesel bays
 - Passenger Canopy with 16 fueling stations
 - Truck Scale
 - Bicycle Rack
 - Air filling station
 - Dumpster enclosure
 - Outdoor seating areas with tables in the front of the building
 - Detention Pond
 - Monument sign location
 - On-site directional signs
 - 3' decorative fence with masonry columns adjacent to the front yards of Route 6 and Frontage Road
- The concept plan was designed to provide separation in vehicle traffic between the diesel canopy and passenger vehicle canopy and parking, similar to the design of Thorntons and Speedway.
- The provided parking illustrated on the concept plan is in compliance with the requirements of the Zoning Ordinance.
- Sidewalks along Route 6 and S Frontage Road have already been installed as part of previous roadway improvements.



- The Vehicle Tracking plan illustrates the ability of semi-trucks to navigate the diesel canopy area.
- At this time the proposed site plan would not require a PUD or any variances to the bulk requirements of the zoning district.

Architecture.

- The conceptual building elevations illustrate four-sided brick facades with enhanced public access entries on three (3) sides.
- The fueling canopies would include masonry columns.
- Final building elevations would comply with the Commercial Design Guidelines.

STAFF COMMENTS AND CONDITIONS

- One small parcel along Route 6 within the project area was annexed to the village in 2013. The remainder of the property would require annexation.
- Should the applicant decide to proceed forward with the project following PZC and Board feedback in addition to Annexation, the process would include rezoning to C-4 Automotive Service District and preliminary and final plats of subdivision.
- The access drive locations would need to be reviewed and approved by the Illinois Department of Transportation.
- The 2019 Re-Imagine Channahon Comprehensive Plan designated the property as a regional commercial due to proximity to the interchange.
- The use of an automobile service station is a permitted use in the C-4 Automotive Service District.
- As part of the Route 6 and I-55 Subarea additional branding and gateway features are encouraged. The site incorporates a similar decorative face to that installed at the Thorntons to create a cohesive community identity per the Mobility & Urban Design criteria of the Subarea.

STANDARDS

There are no standards of review for Concept Plans.



SUPPORTING DOCUMENTS

- Business Narrative
- QuikTrip Presentation including Conceptual Building & Canopy Elevations
- Concept Plan
- Vehicle Tracking

ACTION REQUESTED OF THE COMMISSION

- Review and provide comment on the presented Concept Plan.

QuikTrip #7315 Narrative

West Eames Street (U.S. 6) & SW Frontage Rd.

The proposed QuikTrip gas station seeks to transform an empty, undeveloped property, into a thriving community hub, offering a wide range of services to cater to the diverse needs of residents and travelers. With three dedicated diesel bays, sixteen fueling stations for passenger vehicles, a full-service kitchen, and an array of ready-to-serve items, the QuikTrip gas station is poised to become a model of convenience and modernity. This narrative presents an overview of the key features of the proposed gas station and highlights the numerous ways it will benefit the community and the surrounding area.

QuikTrip's commitment to convenience and service excellence is epitomized in the design and functionality of the proposed gas station. With a total of three diesel bays, the station will cater to the needs of commercial vehicles, ensuring that essential services are readily available for the transportation industry in Channahon. Additionally, 16 fueling stations dedicated to passenger vehicles will guarantee that residents and travelers can access fuel and other services promptly and efficiently.

At the proposed QuikTrip gas station, you can expect more than just fuel and convenience. It will be a place for food lovers, offering a full-service kitchen with a diverse menu of freshly prepared, high-quality meals that cater to different tastes and dietary preferences. Whether you're a traveler looking for a refreshing break or someone on the go, the gas station will also have a wide selection of ready-to-serve items, such as grab-and-go snacks, freshly brewed coffee, and beverages, providing quick and delicious options for your journey or daily routines.

The current location, once an undeveloped property, will be transformed into a vibrant and well-maintained gas station and convenience store under QuikTrip's meticulous planning and design. This revitalization will beautify the area, making it more inviting for residents and visitors alike.

The proposed QuikTrip gas station will deliver various benefits to the Channahon community:

1. **Enhanced Safety:** The revitalization of the undeveloped land into a well-lit, active establishment will deter criminal activities and improve safety in the neighborhood. With 360 degree camera coverage and 24-hour security monitoring team.
2. **Increased Employment Opportunities:** The construction and ongoing operations of the gas station will create job opportunities for residents, contributing to economic growth and stability, with between 25-30 positions available, and 24-hour operations.
3. **Improved Infrastructure:** The gas station will be equipped with modern facilities and traffic management solutions, minimizing traffic congestion, and enhancing overall road safety.

QuikTrip remains deeply committed to environmental stewardship. As part of the proposal, the gas station will adhere to all environmental regulations, implement best practices for waste management, and incorporate energy-efficient technologies. The proposed QuikTrip gas station represents a transformative endeavor that aims to revitalize undeveloped land in Channahon, Illinois. With its focus on convenience, service excellence, and community engagement, the station will elevate the overall quality of life for residents and travelers alike. We enthusiastically submit this narrative, confident that the QuikTrip gas station will be an invaluable addition to the Village of Channahon, aligning perfectly with its goals of growth, convenience, and environmental responsibility.



**MORE THAN
A GAS STATION.™**



QUIKTRIP HISTORY AT A GLANCE

1958

Product Line:
Bread / Milk / Ice
Christmas Trees
Cafish Bait
Tube Testers
Watermelon
Kooloes
Watchbands
Mail Pies
Fertilizer
TV Rentals

1967 Year-End
167 Employees
43 Stores

1968

Product Line:
Game Machines
Self-Serve Gasoline
Budwaiser Cans
Self-Serve Fountain
Microwave Sandwiches
Frogurt (Frozen Yogurt)
Soft-Serve Ice Cream
Quik's Tasty Sandwiches
Quitty Time Beer
Ammunition
Fresh Condiments
Value-Priced Cigarette Cartons

1977 Year-End
1,156 Employees
184 Stores

1978

Product Line:
BBQ Bologna Sandwiches
ATMs (QuikTeller)
Video Rentals
Bronson Cigarettes
Lottery
Lamar Dog Food
Redline Products
Squats
Brewed Coffee
Wall of Value

1987 Year-End
2,098 Employees
248 Stores

1988

Product Line:
Outside Soda Displays
Fireworks Glazes
Fresh Pastry
Cappuccino
Bagels
New Age Single Drink
Single Waters
Humidor Cigars
Hotz' Sandwiches

1997 Year-End
4,424 Employees
331 Stores

1998

Product Line:
Wally® Drinks
Fuzion®
Hydri®
Energy Drinks:
Dorley Kick®
Rocker Scooter®
Ram Jam®
Dr. Doggy®
Heartland Hitchhiker®
Rocker Grill Items:
Hot Dogs
Tapiolas
Bread Socks
Egg Rolls
QT Kitchener®
Fountain Mixers
Pocheon®
Quizzer®
Fountain Drinks

2008 Year-End
10,000+ Employees
500 Stores

2008

Product Line:
QT Fresh
Made Fresh Daily
Sandwiches
Wraps
Salads
Pastries
QuikTreats
Packaged Pastries
QT Hotlines
Made To Order
Pizzas: 14 Large, Personal, & By the Slice
Specialty Coffee Drinks
Frozen Treats
Fruit Smoothies
Warm Pretzels
Toasted Sandwiches
Flatbread Sandwiches
Breakfast Bowls and Burritos

2017 Year-End
20,091 Employees
765 Stores

2018

Product Line:
QT Hotlines
Made To Order and Grab & Go
B&B Sandwiches
BBQ Tacos and Breakfast Tacos
Grilled Cheese Sandwiches
Mac & Cheese
Pizza: 14 Large, Personal, & By the Slice
Breakfast Biscuits & Croissants
Frozen Treats
Warm Pretzels
Made To Order Sub Sandwiches
Flatbread Sandwiches
Breakfast Scrambles and Burritos
Specialty Coffee Drinks & Cold Brew

2020 Year-End
21,000+ Employees
904 Stores

2021

Product Line:
QT Fresh
Made Fresh Daily
Pastries
Packaged Pastries
Other Fantastic Products
Fresh Brewed and Bottled QTea
QT Energy Shots
QT Energy Cans
Fresh Toppings Station

900th store opens in Corsicana, TX.
QuikTrip® employs over 24,000 people, operating more than 900 stores.

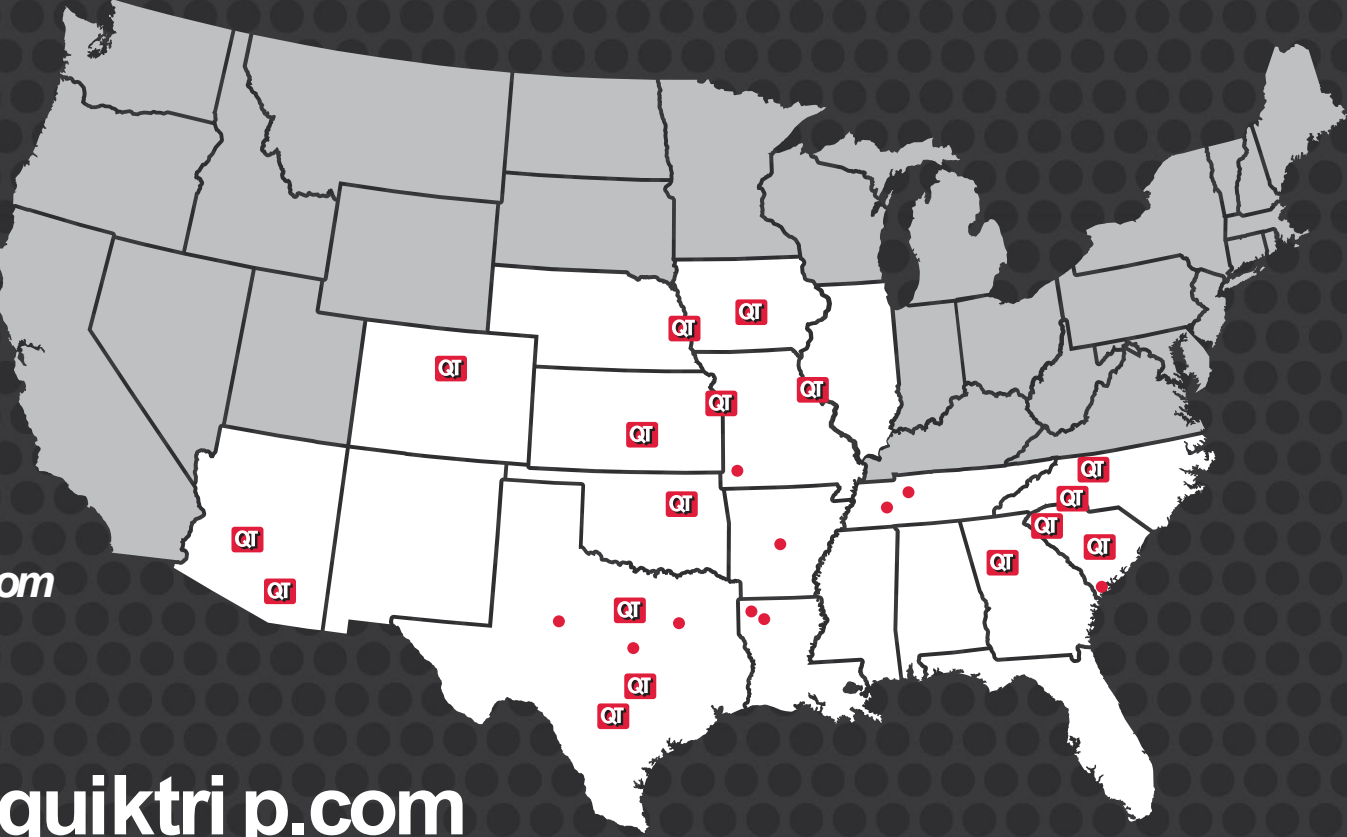
QUIKTRIP LOCATIONS

MARKET CITIES:

- Tulsa
- Atlanta
- Charlotte
- Spartanburg
- Greenville
- St. Louis
- Des Moines
- Omaha
- Denver
- Kansas City
- Wichita
- Dallas/ Ft. Worth
- Phoenix
- Tucson
- Austin
- San Antonio
- Columbia

TRAVEL CENTERS:

Located throughout the U.S. with new locations opening often. Please visit locations.quiktrip.com for an up-to-date list.



Complete list of QT stores available at quiktrip.com

CORE VALUES

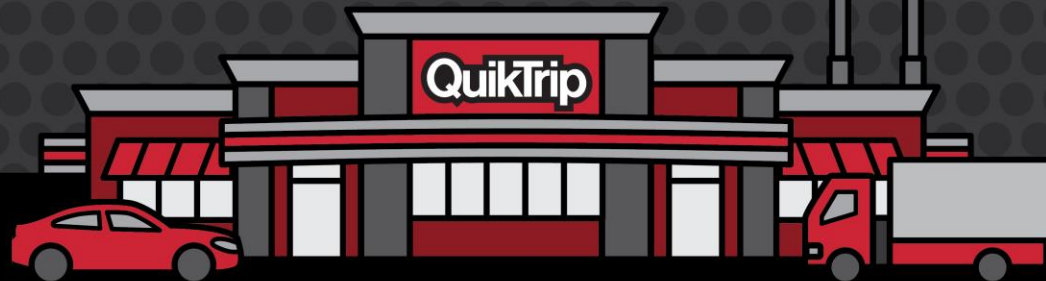
**BE
THE
BEST**

**FOCUS
LONG
TERM**

**DO
WHAT'S
RIGHT
FOR
QUIKTRIP**

**NEVER
BE
SATISFIED**

**DO
THE
RIGHT
THING**



A FEW FACTS ABOUT QUIKTRIP

- 15 years on Fortune's List of "100 Best Companies to Work For"
- Perennially listed on Forbes' "Top 100 Privately Held Companies"
- Create an average of 20 new jobs per location
- Has never laid off a single employee in the history of the company
- Average Store Manager's salary - \$80,000/year
- Average entry level Assistant Manager starting pay - \$45,000/year
- QuikTrip contributes 5% of its profits to charitable organizations in the local communities in which it operates
- QuikTrip is a National Safe Place location for endangered youth



FOLDS of HONOR





QT *Community*

INVESTING IN
THE COMMUNITIES
IN WHICH WE
LIVE AND WORK



STORE SECURITY



Security That Leaves Nothing To Chance

Providing a great work environment, serving our customers and being a welcome community partner start with exceptional security. Each store has multiple alarm points and digital video surveillance that is monitored 24/7 from our centralized, high-tech Security Operations Center.

“QuikTrip’s commitment to the safety of their employees and customers is not only well known by the community, it is deeply appreciated by every deputy in Tulsa County.”

-Tulsa County Sheriff’s Department

STORE DESIGN



BUILDING PERSPECTIVE



BUILDING ELEVATION



CANOPY PERSPECTIVE



CANOPY ELEVATION



DISCOVER MORE ABOUT QUIKTRIP

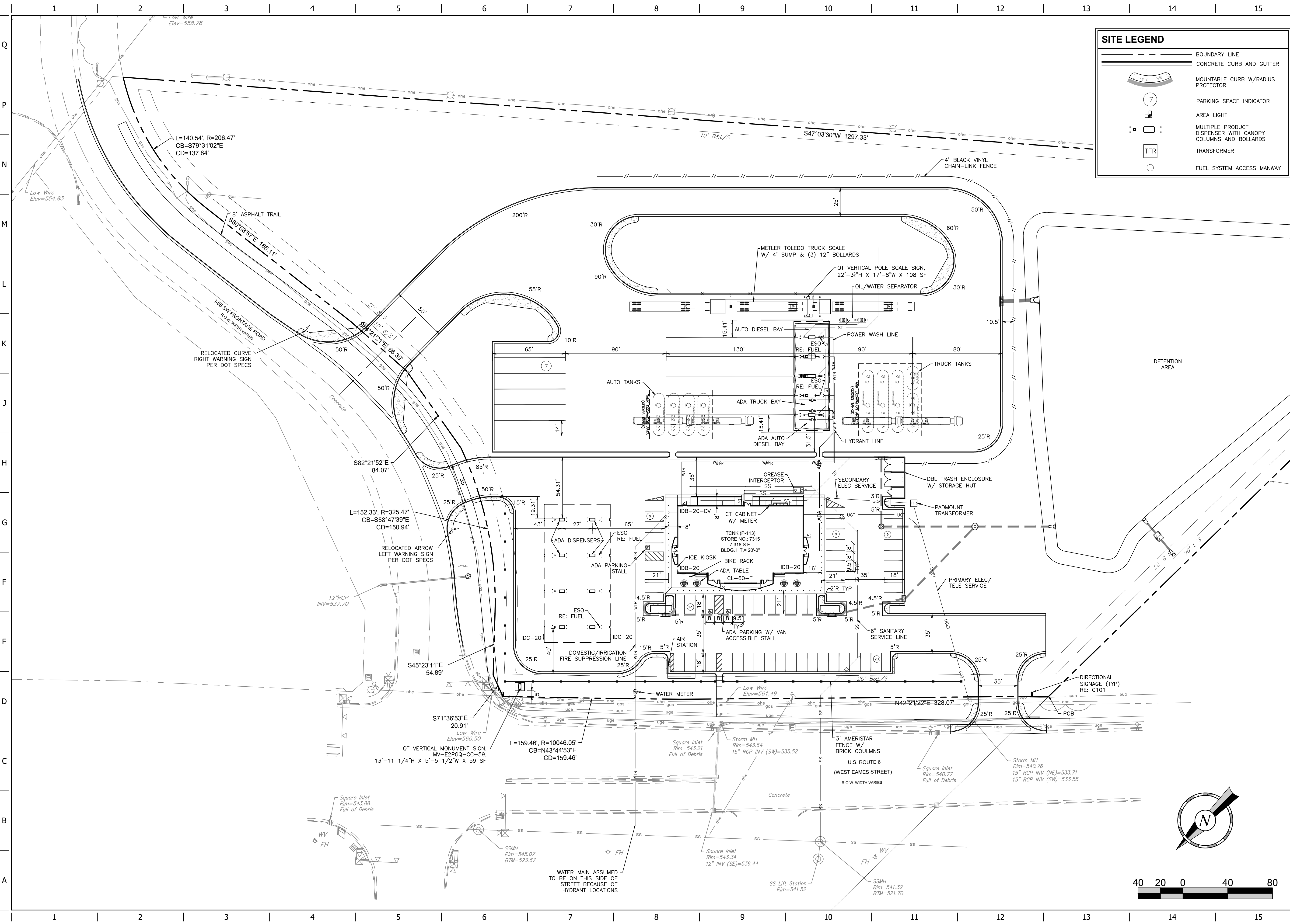


ANY QUESTIONS?

THANK YOU FOR YOUR TIME!



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SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- ⤴ MOUNTABLE CURB W/RADIUS PROTECTOR
- 7 PARKING SPACE INDICATOR
- Ⓜ AREA LIGHT
- Ⓜ MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TFR TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

PROJECT NO.: 89-7315

MDG
Midwest Design Group
Kansas City

PO Box 860015
Shawnee, KS 66286-0015
P 913.248.9385

QuikTrip No. 7315

US RTE 6 & I-55 SW FRONTAGE ROAD
CHANNAHON, WILL COUNTY, ILLINOIS

QT

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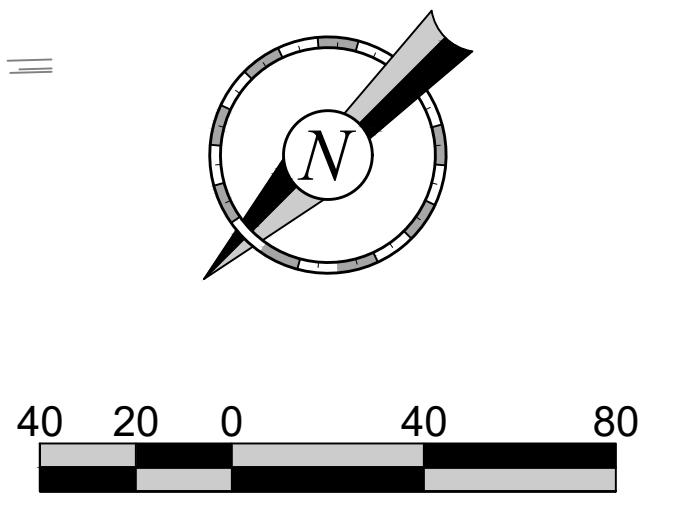
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DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: JKL

REV	DATE	DESCRIPTION

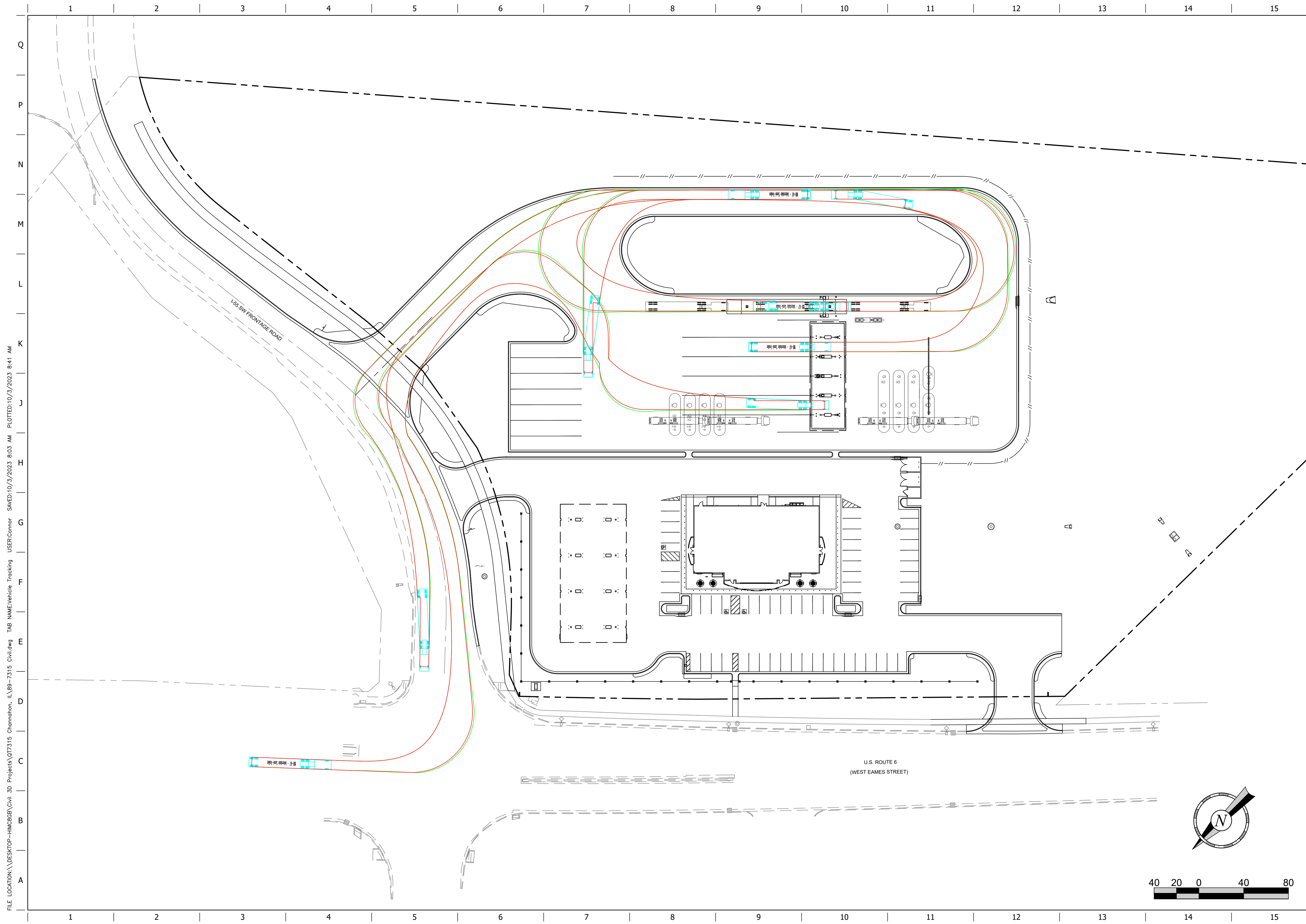
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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C100



WATER MAIN ASSUMED TO BE ON THIS SIDE OF STREET BECAUSE OF HYDRANT LOCATIONS



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PROJECT NO.: 89-7315

MDG
Midwest Design Group
Kansas City
PO Box 860015
Shawnee, KS 66286-0015
P 913.248.9385

QuikTrip No. 7315
US RTE 6 & I-55 SW FRONTAGE ROAD
CHANNAHON, WILL COUNTY, ILLINOIS



PROTOTYPE: P-113 (02/01/23)
DIVISION: 89
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: JKL

REV	DATE	DESCRIPTION

SHEET TITLE:
VEHICLE TRACKING
(WB-67)

SHEET NUMBER:
EXHIBIT

ORIGINAL ISSUE DATE: 10/03/2023

