



AGENDA

PLANNING & ZONING COMMISSION

March 9, 2026
6:00 p.m.

Channahon Municipal Center (Board Room)
24555 S. Navajo Dr.
Channahon, IL 60410

Agenda Items

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Public Comment**
5. **Approval of Minutes** – February 9, 2026
6. **Review and Recommendation** – Final Plat of Subdivision: Whispering Oaks Unit 4 filed by W.O. Phase 2 Development, LLC.
7. **Other Business**

ADJOURNMENT

Next Commission Meeting: April 13, 2026

**** Anyone attending is suggested to arrive at 6:00 p.m. Anyone requiring any special accommodations should contact the Village Hall.**
The full PZC agenda packet is posted on the village website at <https://www.channahon.org/agendacenter>.
The public may email comments to pzcmeeting@channahon.org. These comments will be read into the record.

PLANNING AND ZONING COMMISSION
VILLAGE OF CHANNAHON

February 9, 2026
6:00 p.m.

Channahon Municipal Center (Board Room)
24555 S. Navajo Dr.
Channahon, IL 60410

Agenda Items

1. Call to Order

Meeting called to order at 6:00 p.m.

2. Pledge of Allegiance

3. Roll Call

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

Others Present: Scott McMaster, Director of Community Development & Information Systems;
Tom Durkin, Village Administrator; and Mary Jane Larson, Inspections Coordinator.

Chairman Blackburn stated order of proceedings and recording of the meeting.

4. Public Comment

None

5. Approval of Minutes – January 12, 2026

Motion to approve the minutes of the January 12, 2026 meeting of the Planning and Zoning Commission made by Commissioner Madding. Seconded by Commissioner Larson. Commissioners Ciarlette and Weaver abstained from vote because they were not in attendance at January 12, 2026 meeting. Roll Call Vote. None Opposed, Two Abstained, Motion Carried.

Commissioner Gregory joined the meeting.

6. Public Hearing – Application for an Amendment to a Special Use for a Planned Unit Development (P.U.D.) approving a Preliminary P.U.D. Plat and Rezoning Property to the R-3 Residential District for Southern Crossing.

Motion to open the public hearing made by Commissioner Ciarlette. Seconded by Commissioner Larson. Roll call vote. All Ayes, None Opposed, Motion Carried.

Chairman Blackburn announces we are now in a public hearing and turns it over to staff.

Scott McMaster presented the staff report.

Dave Lawlor with Lennar Development and village staff have been meeting multiple occasions over the past several months to refine the development plan. As a result of these discussions Lennar has applied requesting an Amendment to a Special Use for a Planned Unit Development (P.U.D.) approving a Preliminary P.U.D. Plat and Rezoning Property to the R-3 Residential District for Southern Crossing.

Commissioner Ciarlette stated she still feels the width of the lots are unacceptable. She is not happy with only two lots being given up from the original proposal because she said the lots are still too small.

Commissioner Weaver said online he only found negative reviews for Lennar Development properties.

Lawlor does not think this is accurate and will have his staff follow up on this matter. He said it is in their best interest to answer the google negative comments.

Commissioner Larson asked if there is any type of berm being put in.

Lawlor said there can not be one placed by the detention pond though there is a plan for a berm on the North side.

McMaster said only rod iron fences up to 5 feet will be allowed and may not be placed on the berms. No above ground pools, sheds or gazebos.

Larson is worried about the fire trucks access and room to park when needed on site.

Durkin said after talking with the fire department there is consideration of parking only being allowed on one side of the street.

Mandy Novothy a resident stated she is supportive of the project. She asked if there could be more landscaping and trees between her subdivision and this property.

Durkin said both subdivision HOA's possibly can work together to add berms between the properties.

Motion to close the public hearing made by Commissioner Larson. Seconded by Commissioner Ciarlette. All Ayes, Motion Carried.

7. Review and Recommendation – Application for an Amendment to a Special Use for a Planned Unit Development (P.U.D.) approving a Preliminary P.U.D. Plat and Rezoning Property to the R-3 Residential District for Southern Crossing.

Motion to recommend that the Village Board approve the application for an Amendment to a Special Use for a Planned Unit Development (P.U.D.) approving a Preliminary P.U.D. Plat and Rezoning Property to the R-3 Residential District for Southern Crossings subject to additional

landscaping, staff review and approval of final engineering made by Commissioner Madding. Seconded by Commissioner Gregory.

Roll Call:

Madding – Yes

Gregory – Yes

Larson – Yes

Ciarlette – No. Ciarlette stated she is not happy with only two lots being given up and feels the proposed lot sizes are too small.

Weaver – No. He is not comfortable with the builder's bad reviews found online.

Blackburn - Yes

Blackburn: Motion Carried. This will go to the Village Board at their next meeting on Monday February 16, 2026.

8. Review and Recommendation – Concept Plan Review Route 6 Strip Mall

9. Review and Recommendation – Concept Plan Review 24710 W Eames Tasty Bite Drive Through

McMaster presented staff reports for the Concept Plans for the Route 6 Strip Mall and Tasty Bite Drive Through.

Bill Slavik, applicant, has submitted the concept plans for review and informal feedback.

10. Other Business

McMaster said Quik Trip may be removing trees from their property next week.

Durkin thinks IDOT has been the hold up for Quik Trip's project.

McMaster said Mallard Point may come to the April 2026 meeting with the final site plan.

ADJOURNMENT

Motion to adjourn made by Commissioner Ciarlette. Seconded by Commissioner Weaver. All Ayes, Motion Carried. 7:03 p.m.

Submitted by

Mary Jane Larson, Inspection Coordinator



FROM: Scott R. McMaster, Director of Community Development
DATE: March 2, 2026
SUBJECT: Final Plat of Subdivision – Whispering Oaks Unit 5
FOR AGENDA: March 9, 2026

SUMMARY

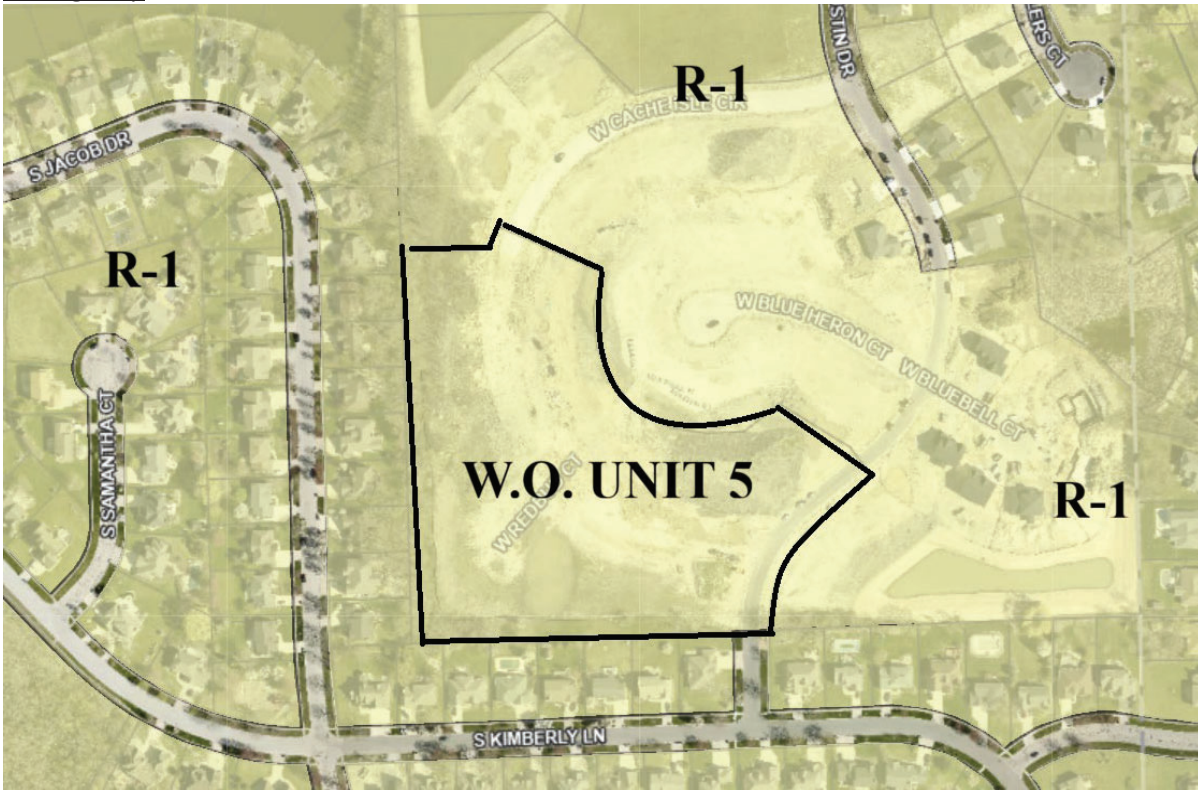
W.O. Phase 2 Development, LLC is seeking approval for a final plat of subdivision on 8.57 acres in the Whispering Oaks Subdivision at Justin Drive and Cashe Isle Circle. This will be Unit 5 and the final phase of the Whispering Oaks subdivision that will allow for expansion of 21 lots.

GENERAL INFORMATION

APPLICANT: W.O. Phase 2 Development, LLC
LOCATION: Justin Drive & Cashe Isle Cir
PIN: 03-25-276-041; 03-*25-276-058
SIZE: 8.57 acres
EXISTING ZONING: R-1 Single Family Residence

ADJACENT ZONING & LAND USE:

Direction	Zoning	Jurisdiction	Use
North	R-1 Single Family Residence	Village	Whispering Oaks
West	R-1 Single Family Residence	Village	Whispering Oaks
South	R-1 Single Family Residence	Village	Whispering Oaks
East	R-1 Single Family Residence	Village	Whispering Oaks

Zoning Map**RELEVANT PLAN(S)**

COMPREHENSIVE PLAN DESIGNATION: R-1 Single Family District

APPLICATION REQUEST(S)

- Approval of Final Plat of Subdivision

BACKGROUND INFORMATION

- August 2005 – Approval of Annexation of property and Annexation Agreement
- March 2006 – Approval of Final Plat of Subdivision
- February 2009 – Vacation of Subdivision Plat south of Old Kerry Grove
- May 2021 – Approval of Whispering Oaks Unit 2 Final Plat of Subdivision
- February 2023 – Approval of Whispering Oaks Unit 3 Final Plat of Subdivision
- March 2025 – Approval of Whispering Oaks Unit 4 Final Plat of Subdivision

PUBLIC NOTICE SUMMARY

This request does not require the completion of public notices.

STAFF COMMENTS AND CONDITIONS

- Any recommendation of approval should include the condition of staff review and approval of final engineering.

STANDARDS

Standards for Review of Plats and Site Plans:

The Planning and Zoning Commission shall recommend approval and the corporate authorities shall approve a preliminary or final plat or a preliminary or final site plan, unless it makes written findings specifying the manner in which:

- (1) The design and layout of the subdivision site plan or development does not conform to the provisions of this chapter.
- (2) The applicant has not made adequate provision to install improvements required by the Planning and Zoning Commission or corporate authorities under authority of this chapter.
- (3) The final plat of subdivision or final site plan fails to comply with an approved preliminary plat of subdivision site plan or preliminary site plan.
- (4) The plat or site plan does not conform with this chapter, the Comprehensive Plan, the Official Zoning Map, the Stormwater Detention Regulations (Ch. 53), Flood Hazard Prevention (Ch. 153), Soil Erosion Regulations (Ch. 157), established village planning policies, and all other village ordinances.
- (5) The provisions for vehicular loading, unloading, parking or circulation on the parcel or onto adjacent public rights-of-way will create hazards to safety or will cause significant burdens on transportation facilities that could be avoided by modification of the plan.
- (6) The vehicular and pedestrian traffic circulation system creates hazards to safety that could be avoided by modification of the plan.
- (7) The proposed plan unnecessarily and in specified particulars destroys, damages, or detrimentally alters significant natural, topographic or physical features of the site and development.
- (8) The proposed landscaping, screening or lighting fails to provide adequate acoustical or visual privacy to incompatible adjacent uses that could be avoided by modification of the plan.
- (9) The bulk and location of proposed buildings and structures will have significant adverse impact on adjacent property and development of the parcel is not feasible in a manner that will avoid these consequences.
- (10) The proposed plat or site plan makes inadequate provision for the use and maintenance of open space, and this failure may result in a burden on the public or on the adjacent properties.
- (11) The proposed development will impose an undue burden upon off-site public services, including sanitary sewer, water and storm drainage, which conclusion shall be based upon a written report of the Village Engineer provided that there is no provision in the capital works program of the village to correct the specific burden and that the applicant has not agreed to alleviate that portion of the burden attributable to the proposed development.
- (12) The subdivision site plan or development is subject to periodic flooding or contains poor drainage facilities and would make adequate drainage of the lots and streets impossible.

SUPPORTING DOCUMENTS

- Final Plat of Subdivision

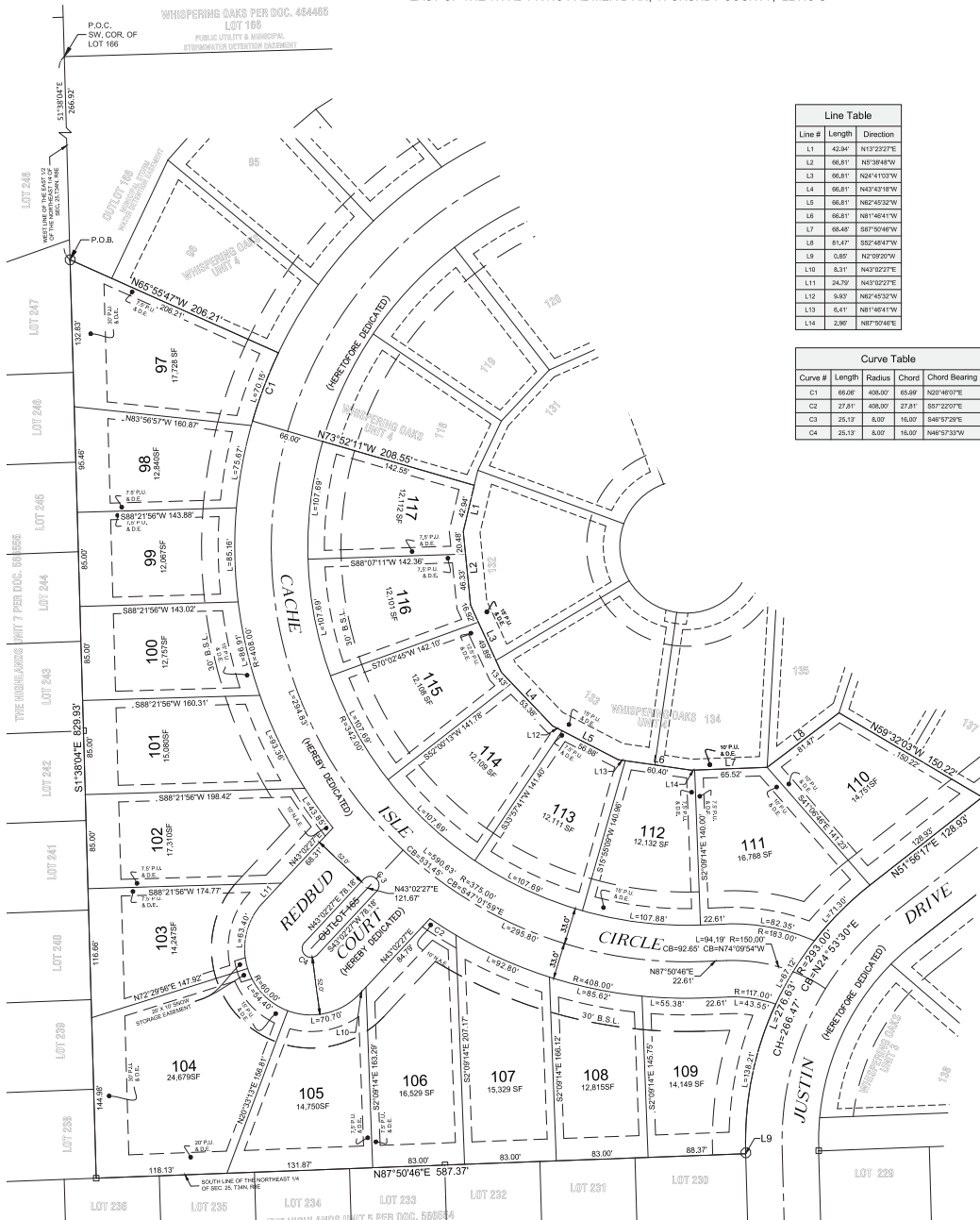
ACTION REQUESTED OF THE COMMISSION

- Review and make a Recommendation to the Village Board regarding the application for Final Plat of Subdivision subject to staff's recommended conditions and any conditions the PZC determines are necessary.

Suggested Motion – Motion to recommend that the Village Board approve the Final Plat of Subdivision for Whispering Oaks Unit 5, subject to review.

FINAL PLAT of WHISPERING OAKS UNIT 5

BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS



Line #	Length	Direction
L1	42.84'	N13°22'27"E
L2	66.81'	N0°59'49"W
L3	56.81'	N24°41'03"W
L4	56.81'	N43°42'18"W
L5	56.81'	N62°45'32"W
L6	56.81'	N81°48'41"W
L7	66.48'	S87°50'46"W
L8	81.47'	S52°48'47"W
L9	0.89'	N2°09'20"W
L10	8.31'	N40°02'27"E
L11	26.76'	N40°02'27"E
L12	9.82'	N62°45'32"W
L13	6.41'	N81°48'41"W
L14	2.96'	N87°50'46"E

Curve #	Length	Radius	Chord	Chord Bearing
C1	66.81'	408.00'	65.89'	N20°49'07"E
C2	27.81'	408.00'	27.81'	S87°22'07"E
C3	25.17'	8.00'	16.80'	S48°17'20"E
C4	25.17'	8.00'	16.80'	N48°17'20"W

LOT	ADDRESS
97	2638 W CACHE ISLE CIRCLE
98	2634 W CACHE ISLE CIRCLE
99	2634 W CACHE ISLE CIRCLE
100	2634 W CACHE ISLE CIRCLE
101	2634 W CACHE ISLE CIRCLE
102	2634 W REBEL COURT
103	2634 W REBEL COURT
104	2634 W REBEL COURT
105	2634 W REBEL COURT
106	2634 W REBEL COURT
107	2634 W CACHE ISLE CIRCLE
108	2634 W CACHE ISLE CIRCLE
109	2634 W CACHE ISLE CIRCLE
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114	2634 W CACHE ISLE CIRCLE
115	2634 W CACHE ISLE CIRCLE
116	2634 W CACHE ISLE CIRCLE
117	2634 W CACHE ISLE CIRCLE

SURVEYORS CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF KANKAKEE) SS

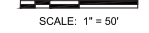
I, JONATHAN C. CROSS HEREBY CERTIFY THAT I AM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND AT THE DIRECTION OF THE OWNER THEREOF. I HAVE SURVEYED, SUBDIVIDED AND PLATTED INTO 22 LOTS AND 2 STREETS AS SHOWN HEREON AND, DESCRIBED AS FOLLOWS:

THAT PART OF WHISPERING OAKS SUBDIVISION BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25, TOWNSHIP 34 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 2009, AS DOCUMENT 500382, IN GRUNDY COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 166 IN SAID WHISPERING OAKS SUBDIVISION; THENCE SOUTH 01°30'04" EAST ALONG THE WEST LINE OF EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25 A DISTANCE OF 206.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°30'04" EAST ALONG SAID WEST LINE, 829.93 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 87°50'56" EAST ALONG SAID SOUTH LINE, 587.37 FEET; THENCE NORTH 02°09'20" WEST, 0.89 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 233.00 FEET, AN ARC LENGTH OF 276.63 FEET, A CHORD BEARING NORTH 24°53'30" EAST, 266.47 FEET; THENCE NORTH 51°58'17" EAST, 128.90 FEET; THENCE NORTH 49°32'52" WEST, 150.22 FEET; THENCE SOUTH 02°44'47" WEST, 81.47 FEET; THENCE SOUTH 87°50'46" WEST, 66.48 FEET; THENCE NORTH 81°46'41" WEST, 66.81 FEET; THENCE NORTH 02°42'52" WEST, 66.81 FEET; THENCE NORTH 43°42'18" WEST, 66.81 FEET; THENCE NORTH 24°41'03" WEST, 66.81 FEET; THENCE NORTH 02°38'49" WEST, 66.81 FEET; THENCE NORTH 13°22'27" EAST, 42.84 FEET; THENCE NORTH 73°52'11" EAST, 206.55 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 408.00 FEET, AN ARC LENGTH OF 66.81 FEET, A CHORD BEARING NORTH 20°49'07" EAST, 65.89 FEET; THENCE NORTH 65°55'47" WEST, 206.21 FEET TO THE POINT OF BEGINNING.

- I DO FURTHER CERTIFY THAT:
1. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.
 2. NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP NUMBER 17063C0070P, EFFECTIVE DATE AUGUST 2, 2012.
 3. THE PROPERTY IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF CHANNAHON.
 4. THE TOTAL AREA OF THE SUBDIVISION IS 8.57 ACRES.
 5. THAT ALL REGULATIONS ENACTED BY THE SUBDIVISION AND PLAT ORDINANCE OF THE VILLAGE OF CHANNAHON HAVE BEEN COMPLIED WITH IN PREPARATION OF THE PLAT.
 6. ALL DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THE BASIS OF BEARING IS REFERENCED FROM ILLINOIS EAST STATE PLANE COORDINATES ON N.A.D.83 (2011 ADJUSTMENT).
 7. LOT CORNERS AND POINTS OF CURVE WILL BE STAKED WITH 5/8 INCH BY 24 INCH IRON RODS WITH ORANGE CAP STAMPED "MGA2A 3880" OR MONUMENTED ACCORDING TO THE PLAT ACT, AS AMENDED.
 8. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

DATED AT BRADLEY, ILLINOIS THIS _____ day of _____, 20____ A.D.



LEGEND

- P.U. & D.E. - PUBLIC UTILITY AND DRAINAGE EASEMENT
- B.S.L. - BUILDING SETBACK LINE
- - CONCRETE MONUMENT
- - EASEMENT LINE TYPE
- - - - - SETBACK LINE TYPE
- - FOUND IRON ROD
- - FOUND IRON PIPE

EASEMENT NOTE:
ALL LOTS WITHIN THE SUBDIVISION SHALL HAVE A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ON EACH SIDE YARD, AND A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ON EACH FRONT AND REAR YARD, UNLESS OTHERWISE NOTED

MAIL TO:
VILLAGE OF CHANNAHON
24555 S. NAVAJO DR.
CHANNAHON, IL 60410

REVISIONS		
DATE	BY	DESCRIPTION
12/29/24	JCC	ISSUED FOR REVIEW
01/15/25	NB	PER INTERNAL REVIEW

MGA CIVIL ENGINEERING
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MGA2A WEST
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ORDERED BY: TLS SURVEYING
SITE ADDRESS: VACANT PROPERTY CHANNAHON, IL
DRAFTED BY: NB JOB NUMBER:
FILED BY: RFT PG 1 of 2 **21-305**

