

AGENDA

PLANNING & ZONING COMMISSION

April 13, 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** – March 9, 2026
6. **Review and Recommendation** – Final Plat of Subdivision: Mallard Senior Apartments filed by Mallard Point Acquisition LLC at the site to the north of the NWC of W Drake Drive and S Plainview Drive to allow for the development of a 40-unit, three-story senior housing development for seniors 55 years and older. Additionally, to subdivide 2.52 acres from the 6.36 acres of the 40-unit development for future potential development.
7. **Review and Recommendation** – Final Site Plan: Multi-tenant retail center anchored by Dunkin filed by Meghamilan LLC on 1.6 acres at the northwest corner of S. Frontage Road and W Eames Street.
8. **Review and Comment** – Official Zoning Map 2026: Annual Adoption
9. **Other Business**

ADJOURNMENT

Next Commission Meeting: May 11, 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

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

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

2. Pledge of Allegiance

3. Roll Call

Present: Commissioners Ciarlette, Madding, Larson, Thurlby, Weaver and Chairman Blackburn.
Commissioner Gregory 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 – February 9, 2026

Motion to approve the minutes of the February 9, 2026 meeting of the Planning and Zoning Commission made by Commissioner Ciarlette. Seconded by Commissioner Weaver. Commissioner Thurlby abstained from vote. He was not in attendance at February 9, 2026 meeting. Roll Call Vote. None Opposed, Motion Carried.

6. Review and Recommendation – Final Plat of Subdivision: Whispering Oaks Unit 4 filed by W.O. Phase 2 Development, LLC.

Scott McMaster presented the staff report.

Motion to recommend the Village Board approve the Final Plat of Subdivision for Whispering Oaks Unit 5 subject to review made by Commissioner Thurlby. Seconded by Commissioner Weaver. All Ayes, Motion Carried.

7. Other Business

McMaster said Quick Trip's engineering is just about complete and Great American Bagel hopes to open this month.

ADJOURNMENT

Motion to adjourn made by Commissioner Ciarlette. Seconded by Commissioner Weaver. All Ayes, Motion Carried. 6:08 p.m.

Submitted by

Mary Jane Larson, Inspection Coordinator

DRAFT



FROM: Scott R. McMaster, Director of Community Development
DATE: April 6, 2026
SUBJECT: Final Plat of Subdivision – Mallard Point Senior Apartments
FOR AGENDA: April 13, 2026

SUMMARY

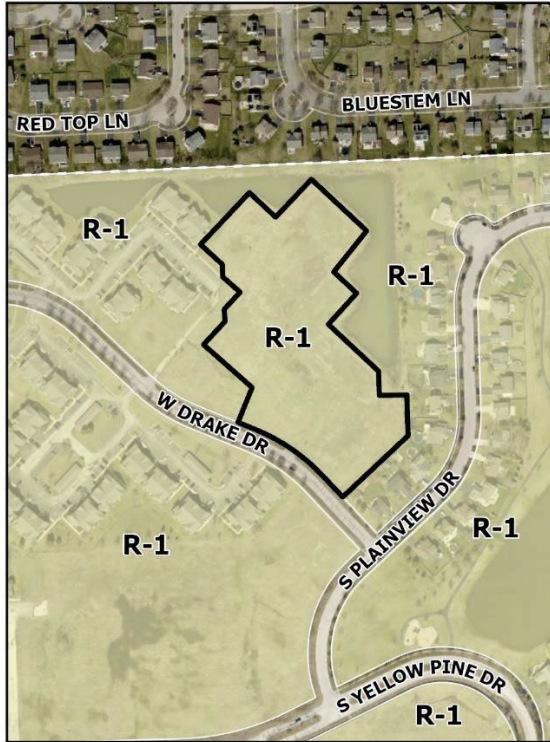
Mallard Point Acquisition LLC is requesting approval of a final plat of subdivision for approximately 6.36 acres located within the Henneberry Farm subdivision, north of the northwest corner of West Drake Drive and South Plainview Drive. The purpose of the subdivision is to facilitate the development of a 40-unit, three-story senior housing facility intended for residents aged 55 and older. As part of the request, 2.52 acres of the total site will be subdivided for the proposed development, while the remaining acreage will be reserved for potential future development.

In February 2025, the proposed development was presented to the Planning and Zoning Commission as a request to amend the Special Use Permit for the Henneberry P.U.D. Unit 8. The amendment was necessary to accommodate the proposed senior housing development. The Commission recommended approval of the request to the Village Board, which subsequently voted unanimously to approve the amendment.

GENERAL INFORMATION

APPLICANT: Mallard Point Acquisition LLC (Lincoln Avenue Capital)
LOCATION: Site to the north of the NWC of W Drake Drive and S Plainview Drive
PIN: 03-13-301-005
SIZE: 6.36 acres
EXISTING ZONING: R-1 Single Family Residence (as part of the Henneberry Farm P.U.D.)
ADJACENT ZONING & LAND USE:

Direction	Zoning	Jurisdiction	Use
North	R-1 Single Family Residence	Village	Mallard Point (Henneberry Farm PUD)
West	R-1 Single Family Residence	Village	Mallard Point (Henneberry Farm PUD)
South	R-1 Single Family Residence	Village	Single Family Residence
East	R-1 Single Family Residence	Village	Single Family Residence

Zoning MapLocation Map**RELEVANT PLAN(S)**

COMPREHENSIVE PLAN DESIGNATION: Multifamily Residence

APPLICATION REQUEST(S)

- Approval of Final Plat of Subdivision

BACKGROUND INFORMATION

- November 2024 – Lincoln Avenue Capital Management presented its concept plan to positive comments from the Planning & Zoning Commission and Village Board
- February 2025 – Amendment to the Henneberry Farm PUD Unit 8 to allow for this development

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.

SUPPORTING DOCUMENTS

- Plat of Subdivision
- Final Site Plan
- Landscape Plan
- Elevations

ACTION REQUESTED OF THE COMMISSION

- Review and make a Recommendation including Findings of Fact to the Village Board regarding the application for final plat.

Suggested Motion – Motion to recommend that the Village Board approve the final plat of subdivision for to allow for this development.

PART OF HENNEBERRY
FARM P.U.D. UNIT 8
RECORDED AS DOCUMENT NUMBER 396893

PART OF
LOT 134
HENNEBERRY FARM
P.U.D. UNIT 7
RECORDED AS DOCUMENT
NUMBER 391912

LOT
105

LOT
104
HENNEBERRY FARM P.U.D. UNIT 6
RECORDED AS DOCUMENT NUMBER 425347

LOT
103
HENNEBERRY FARM P.U.D. UNIT 6
RECORDED AS DOCUMENT NUMBER 425347

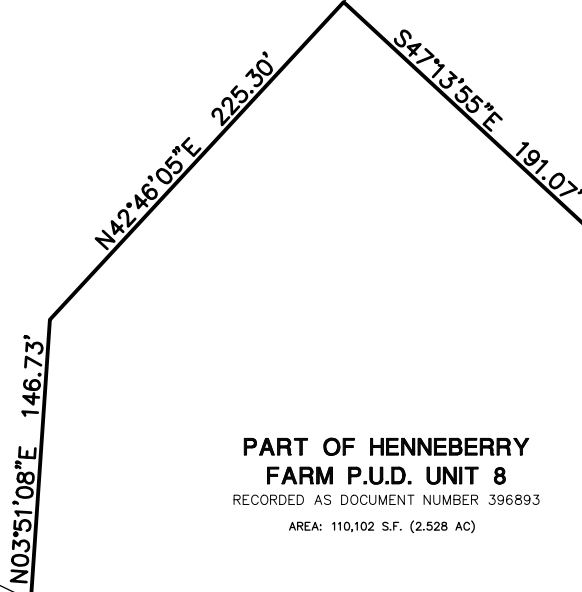
LOT
102
HENNEBERRY FARM P.U.D. UNIT 6
RECORDED AS DOCUMENT NUMBER 425347

LOT
101

LOT 100

LOT 99

PART OF LOT 134
HENNEBERRY FARM
P.U.D. UNIT 7
RECORDED AS DOCUMENT
NUMBER 391912



PART OF HENNEBERRY
FARM P.U.D. UNIT 8
RECORDED AS DOCUMENT NUMBER 396893
AREA: 110,102 S.F. (2.528 AC)

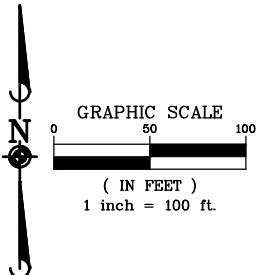
LOT 135
HENNEBERRY FARM P.U.D. UNIT 3
RECORDED AS DOCUMENT NUMBER 381589

LOT 139
HENNEBERRY FARM
P.U.D. UNIT 2
RECORDED AS DOCUMENT
NUMBER 381587

LOT 96
HENNEBERRY FARM P.U.D. UNIT 6
RECORDED AS DOCUMENT NUMBER 425347

LOT 97

LOT 98



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PURCHASE PARCEL

DRAKE DRIVE, CHANNAHON, ILLINOIS

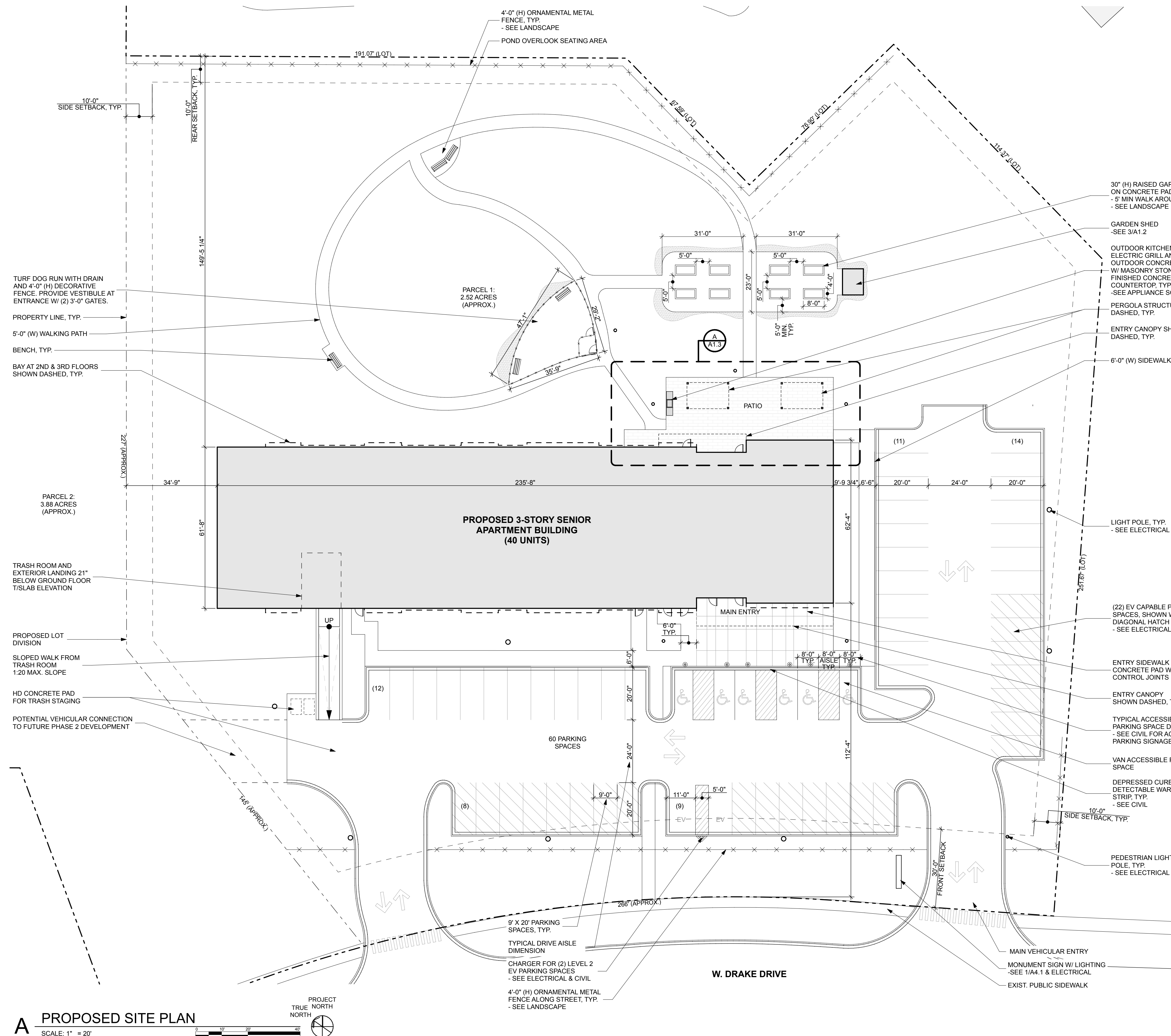
EXHIBIT FOR LEGAL DESCRIPTION

PROJ. MGR.: CJS
DRAWN BY: NAL
DATE: 03/04/25
SCALE: 1"=100'

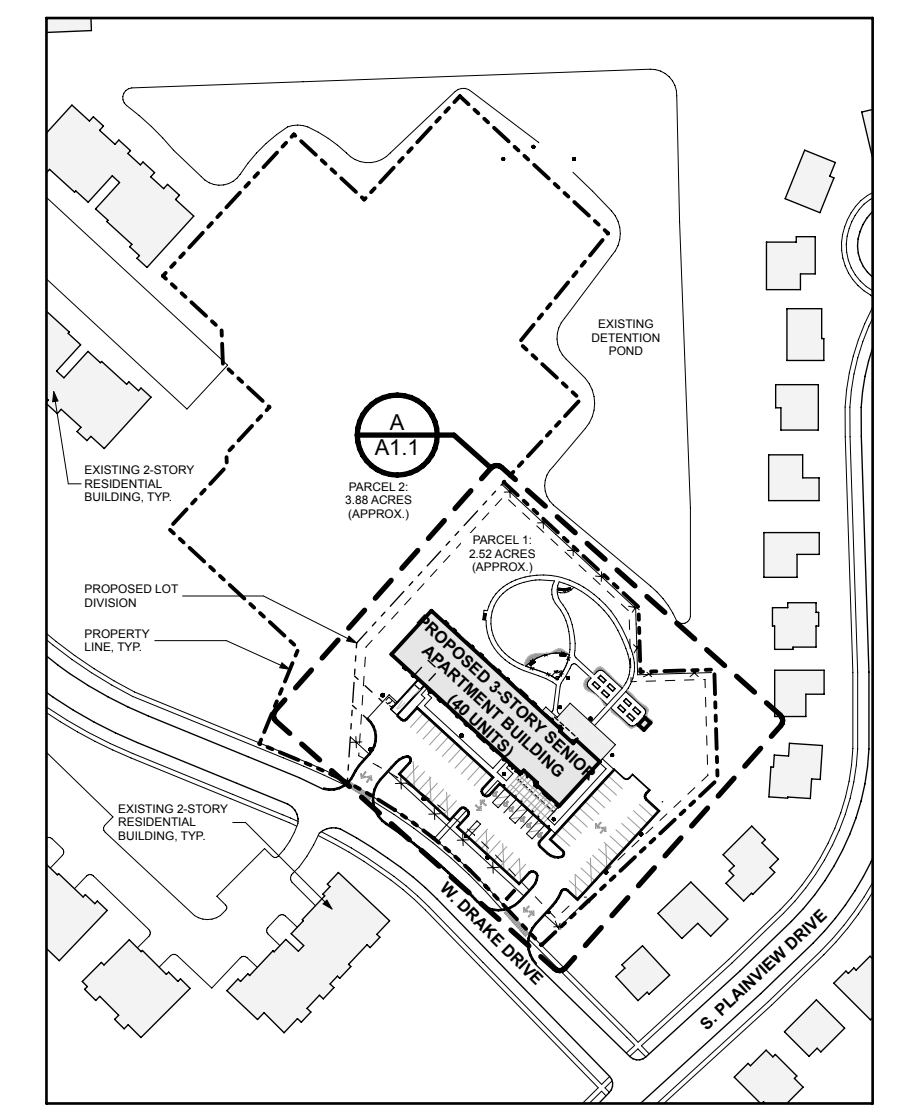
SHEET
EXHIBIT 1
LACCHIL01



333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph: 630.691.8500 fx: 630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners



A PROPOSED SITE PLAN
SCALE: 1" = 20'

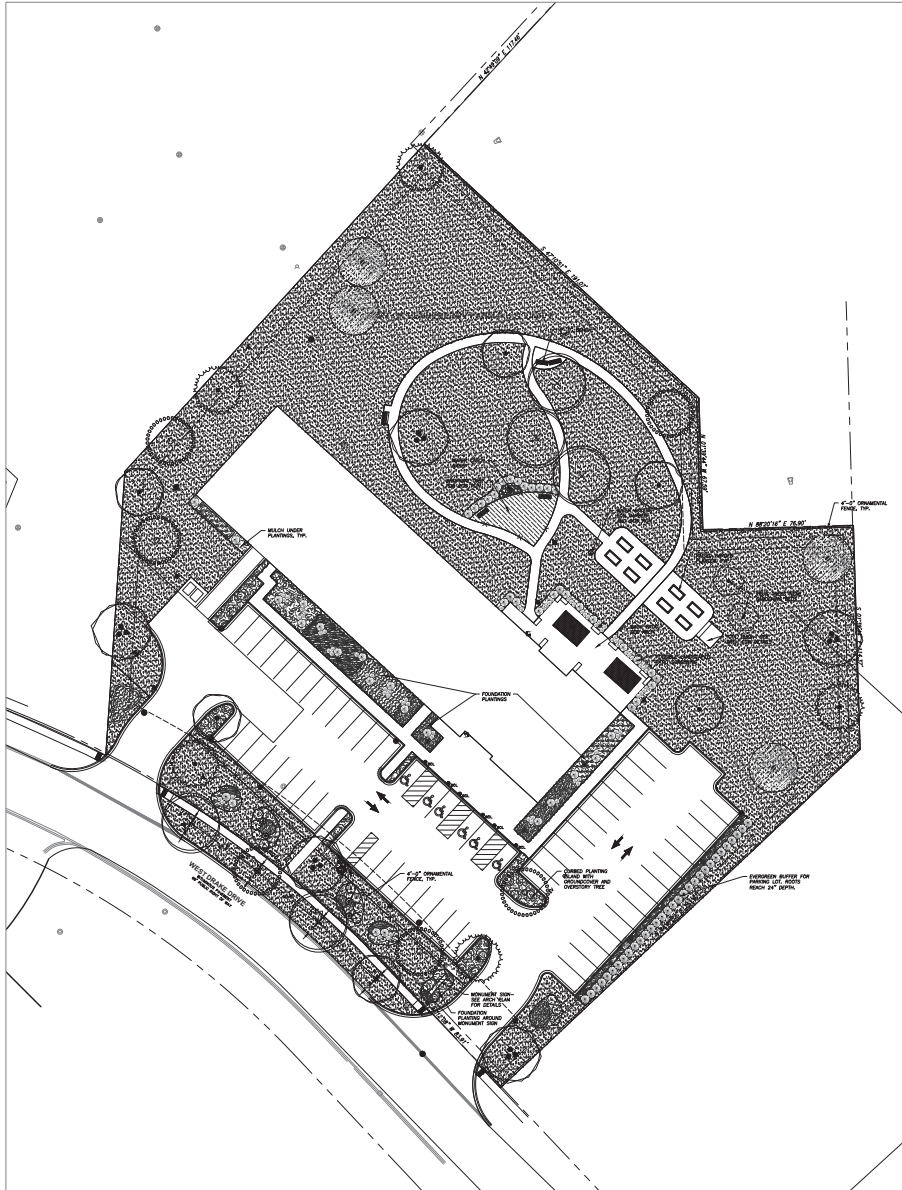


B KEY SITE PLAN
SCALE: 1" = 200'

- GENERAL NOTES**
- SEE LANDSCAPE SHEETS FOR FULL SITE LANDSCAPE INFORMATION.
 - SEE CIVIL DRAWINGS & ELECTRICAL SITE LIGHTING PLANS FOR ADDITIONAL SITE DEVELOPMENT INFORMATION.
 - SEE CIVIL DRAWINGS FOR ALL PUBLIC WAY IMPROVEMENTS, SETBACKS, FROM THE PROPERTY LINE, AND SITE DIMENSIONS INCLUDING DRIVE AISLE WIDTHS, PARKING SPACE DIMENSIONS, CURB CUT LOCATIONS, AND SIDEWALK DIMENSIONS.
 - ALL SIDEWALKS SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% AND CROSS SLOPE NO GREATER THAN 2%.
 - ALL SITE FURNISHINGS SHALL BE BOLTED TO THE SURFACE.
 - SEE SURVEY FOR EXISTING CONDITIONS AND LOT DIMENSIONS.
 - SEE CIVIL & LANDSCAPE FOR EXISTING TREES/VEGETATION TO REMAIN & PRESERVATION/RESTORATION REQUIREMENTS.
 - INSTALL APPROVED, SOIL-APPLIED TERMITICIDE CONTINUOUSLY AROUND PERIMETER OF FOUNDATION - BOTH SIDES.

ZONING DATA			
ZONING DISTRICT:	R-1 SINGLE FAMILY WITH PUD OVERLAY		
PRINCIPAL USE:	MULTIFAMILY SENIOR APARTMENTS		
SITE AREA:	2.52 ACRES (APPROX.)		
BUILDING AREA:	42,882 GSF		
DESCRIPTION	PERMITTED / REQUIRED	ACTUAL	REMARKS
BUILDING HEIGHT:	45'-0" PER PUD	41'-0"	MEASURED TO CENTER LINE OF ROOF SLOPE
NO. OF STORIES:	3 PER PUD	3	
NO. OF DWELLING UNITS:	40 PER PUD	40	
MIN. DWELLING UNIT AREA:	682 GSF (1-BED) 925 GSF (2-BED)	698 GSF (1-BED) 925 GSF (2-BED)	
NO. OF PARKING SPACES:	60 PER PUD	60	
NO. OF ACCESSIBLE PARKING SPACES:	3	6	
LOADING SPACES:	-	NONE	
SETBACKS:			REFER TO CIVIL DRAWINGS
	NORTH 10'-0"	97'-6"	
	SOUTH 30'-0"	108'-6"	
	EAST 10'-0"	84'-3"	
	WEST 10'-0"	34'-9"	
MINIMUM VEGETATIVE COVERAGE:	-	-	REFER TO LANDSCAPE DRAWINGS

<h1>MALLARD POINT SENIOR APARTMENTS</h1> <p>W. Drake Dr. Channahon, IL 60661</p>	<p>401 W. Superior St., Suite 400 Chicago, IL 60654 312-642-5587 www.wjwarchitects.com</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>ISSUED FOR</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>50% DESIGN DEVELOPMENT</td> <td>11/07/25</td> </tr> <tr> <td>2</td> <td>100% DESIGN DEVELOPMENT</td> <td>12/05/25</td> </tr> <tr> <td>3</td> <td>DESIGN DEVELOPMENT REVISIONS</td> <td>01/16/26</td> </tr> <tr> <td>4</td> <td>VILLAGE FINAL SITE PLAN REVIEW</td> <td>02/18/26</td> </tr> </table>	NO.	ISSUED FOR	DATE	1	50% DESIGN DEVELOPMENT	11/07/25	2	100% DESIGN DEVELOPMENT	12/05/25	3	DESIGN DEVELOPMENT REVISIONS	01/16/26	4	VILLAGE FINAL SITE PLAN REVIEW	02/18/26	<h2>NOT FOR CONSTRUCTION</h2>	STAMP EXPIRATION DATE: 11.30.2026	SHEET NAME <h3>SITE PLAN</h3>	PROJECT NUMBER 241005	SHEET NUMBER <h1>A1.1</h1>
		NO.	ISSUED FOR	DATE																		
1	50% DESIGN DEVELOPMENT	11/07/25																				
2	100% DESIGN DEVELOPMENT	12/05/25																				
3	DESIGN DEVELOPMENT REVISIONS	01/16/26																				
4	VILLAGE FINAL SITE PLAN REVIEW	02/18/26																				
DRAWN BY JT, MM	CHECKED BY LE/TW																					



PLANT SCHEDULE

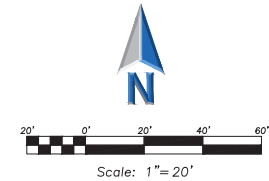
SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
CANOPY TREES			
•	ACE RBR	ACER RUBRUM / RED MAPLE	6
+	QUE RIB	QUERCUS IMBRICARIA / SHINGLE OAK	5
•	QUE RIB	QUERCUS RUBRA / NORTHERN RED OAK	5
•	TAX DIS	TAXODIUM DISTICHUM / BALD CYPRESS	5
•	TLA AME	TLIA AMERICANA / AMERICAN LINDEN	6
EVERGREEN TREES			
•	FIN STR	FINUS STROBUS / WHITE PINE	4
UNDERSTORY TREES			
•	AME LAE	AMELANCHER LAEVIS / ALLEGHENY SERVICEBERRY	2
DECIDUOUS SHRUBS			
•	HYD NBC	HYDRANGEA ARBORESCENS 'NCHA' / INCREDBALLS BLUSH HYDRANGEA	7
•	POT DAG	POTENTILLA FRUTICOSA 'JEFMAN' / MANDARIN TANDOR BUSH CINQUEFOIL	4
•	VIB MUF	VIBURNUM DENTATUM BLUE MUFFIN / BLUE MUFFIN ARROWWOOD VIBURNUM	4
EVERGREEN SHRUBS			
•	THU COB	THUJA OCCIDENTALIS 'CONGARE' / FINE CHEF™ ARBORVITAE	48
•	THU DAN	THUJA OCCIDENTALIS 'DANCEY' / DANCEY ARBORVITAE	73
•	THU SMI	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	37
GROUND COVERS			
•	ACH STR	ACHILLEA MILLEFOLIUM STRAWBERRY SEDUCTION / STRAWBERRY SEDUCTION COMMON YARROW	97
•	AMS SLC	AMSONIA TABERNAEMONTANA SALICIFOLIA / WILLOWLEAF BLUESTAR	78
•	COR TIC	COREOPSIS GRANDIFLORA 'SUNRAY' / SUNRAY TICKSEED	242
•	GEU TR	GEUM TRIFLORUM / PRAIRIE SMOKE	514
•	LIA SPI	LIATRIS SPICATA / BLAZING STAR	257
•	SYM HE3	SYMPHYOTRICHUM ERICOIDES / HEATH ASTER	160
GRASSES AND SEDGES			
•	ERA SFE	ERAGrostis SPECTABILIS / PURPLE LOVEGRASS	427
•	SPD HET	SPONDYLIS HETEROLEPIS / PRAIRIE DROPSIED	7
TURF GRASS			
•	TUR BOD	TURF BOD / DROUGHT TOLERANT FESCUE BLEND	65,489 SF

CONCEPT PLANT SCHEDULE

•	MULCH	6,780 SF
•	ARTIFICIAL TURF	717 SF
•	RIVER ROCK	59 SF

LANDSCAPE NOTES:

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND INCLUDING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CRACKED/DISFIGURED LEADERS, BRAN ABNORMAL, SURGICALS, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUTTING WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS THE DROP LINE OF THE TREE TO BE PROTECTED UNLESS SPECIFIED OTHERWISE.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR, REPLACE AND UTILITY, PAVING, CURBING, ETC. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD SO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING.
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED. ALL TURF GRASS AREAS ADJACENT TO PAVEMENT OR CURB SHALL BE GRADED FLUSH WITH THAT PAVEMENT AND ALLOW POSITIVE DRAINAGE. ANY SETTLEMENT OF THE TURF GRASS AREAS SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL ACCEPTANCE BY OWNER.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED, NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.



MALLARD POINT SENIOR APARTMENTS

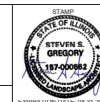
W. Drake Dr.
Channahon, IL 60611



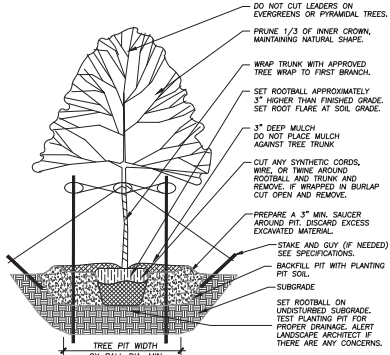
145 COMMERCE DRIVE, SUITE 4
GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 223-4804
FAX: (847) 223-4864
WWW.INFO@ESEA.LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

NO.	ISSUED FOR	DATE
1	Design Development Revisions	01.16.23
4.1	Issued for Final PUD	05.16.23

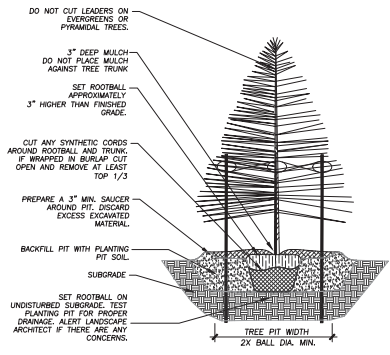
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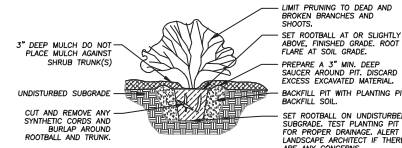
SHEET NAME		PROJECT NUMBER	SHEET NUMBER
LANDSCAPE PLAN		241005	L1.0
DRAWN BY SSG	CHECKED BY TB		



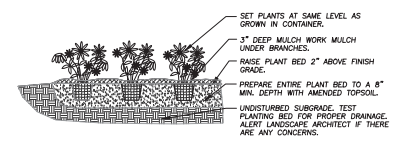
1 TREE PLANTING DETAIL
Not To Scale 329343-01



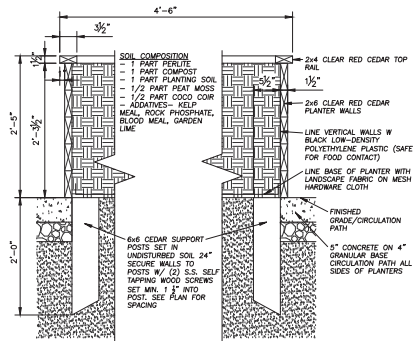
2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE 329343-02



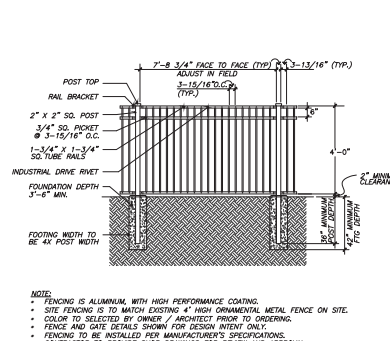
3 SHRUB PLANTING DETAIL
Not To Scale 329343-01



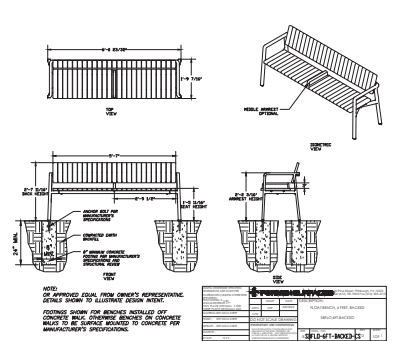
4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL
Not To Scale 329301-03



5 GARDEN PLANTER
NOT TO SCALE 329414-18





6 4\"/>



7 6\"/>

Plotted: 2/19/24 @ 435pm by: mshar

<h1>MALLARD POINT SENIOR APARTMENTS</h1> <p>W. Drake Dr. Channahon, IL 60611</p>	 <p>ERIKSSON ENGINEERING ASSOCIATES, LTD.</p>	<p>145 COMMERCE DRIVE, SUITE A GRAYSLAKE, ILLINOIS 60030 PHONE: (847) 223-4864 FAX: (847) 223-4864 EMAIL: INFO@EAT-IL.COM PROFESSIONAL DESIGN FIRM LICENSE NO. 184-003250 EXPIRES: 04/30/2027</p>	NO. ISSUED FOR	DATE	NOT FOR CONSTRUCTION		SHEET NAME	PROJECT NUMBER	SHEET NUMBER
			3 Design Development Revisions	01.16.24			LANDSCAPE DETAILS	241005	L2.0
			4 Issued for Final PUD	02.15.24			DRAWN BY	CHECKED BY	
							SSG	TB	



A SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- ELEVATION TAGS INDICATE TOP OF LIGHTWEIGHT TOPPING ON FLOOR SHEATHING, TOP PLYWOOD SHEATHING ON ROOF DECK, OR TOP OF SLAB ON GRADE AT FIRST FLOOR, U.N.O.
- ROOF ELEVATIONS VARY-SEE ROOF PLAN.
- SEE INDICATED SECTIONS AND DETAILS FOR FULL REQUIREMENTS AT EACH CONDITION.
- BOTTOM OF FOOTING SHALL ALWAYS BE MIN. 3'-6" BELOW FINISHED ADJACENT GRADE. SEE CIVIL AND STRUCTURAL.
- SEE EXTERIOR WALL INSULATION, AIR SEALING/CLEANING, AND ADDITIONAL WALL, FLOOR AND CEILING NOTES ON A3.1.

ELEVATION MATERIAL KEY

1	FACE BRICK - 3 5/8"(H) x 3 5/8"(D) x 7 5/8"(L) - MANUF., COLOR & TEXTURE BY ARCHITECT	7	PRE-FINISHED VINYL WINDOW UNIT - SEE WINDOW SCHEDULE
2A	3 5/8" (H) CAST STONE SILL - ACCUCAST STONE - COLOR BY ARCH.	8	PRE-FINISHED ALUMINUM STOREFRONT ENTRY DOOR W/ SIDELIGHT - SEE DOOR SCHEDULE
2B	3 5/8" (H) CAST STONE TRIM - ACCUCAST STONE - COLOR BY ARCH.	9	PRE-FINISHED ALUMINUM PARAPET COPING FASCIA AND TRIM, 8" PROFILE, KYNAR 500 FINISH - COLOR BY ARCH.
3	JAMES HARDIE "HARDIEPLANK", FIBER CEMENT LAP SIDING, SMOOTH FINISH COLORPLUS, 6" EXPOSURE - COLOR(S) BY ARCH. FROM MANUF. FULL RANGE	10	PRE-FINISHED 24 GA. STEEL STANDING SEAM ROOFING - COLOR BY ARCH.
4	JAMES HARDIE "HARDIEPANEL", FIBER CEMENT PANEL SIDING, SMOOTH FINISH COLORPLUS - COLOR(S) BY ARCH. FROM MANUF. FULL RANGE	11	WALL MOUNTED LIGHT FIXTURE, ALIGN WITH TOP OF ADJACENT WINDOW/DOOR - SEE ELECTRICAL
5	JAMES HARDIE "TRIM BATTEN BOARDS", FIBER CEMENT BOARD AND BATTEN SIDING, SMOOTH FINISH COLORPLUS - COLOR(S) BY ARCH. FROM MANUF. FULL RANGE	12	PRE-FINISHED STEEL ENTRY CANOPY W/ INTUMESCENT COATING - COLOR BY ARCH. - SEE STRUCTURAL
6A	5 1/2" FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS, SMOOTH FINISH - COLOR(S) BY ARCH. FROM MANUF. FULL RANGE	13	DECORATIVE FIBER CEMENT WRAPPED BRACKET - SEE DOOR SCHEDULE
6B	7 1/2" FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS, SMOOTH FINISH - COLOR(S) BY ARCH. FROM MANUF. FULL RANGE	14	INSULATED PAINTED STEEL EXTERIOR DOOR - SEE DOOR SCHEDULE
6C	9 1/2" FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS, SMOOTH FINISH - COLOR(S) BY ARCH. FROM MANUF. FULL RANGE	15	PRE-FINISHED ALUMINUM GUTTER AND DOWNSPOUT - SEE ROOF PLAN
6D	3 1/2" FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS, SMOOTH FINISH - COLOR(S) BY ARCH. FROM MANUF. FULL RANGE		

ELEVATION LEGEND

E.J. - FULL DEPTH EXPANSION JOINT W/SEALANT AND BACKER ROD - COLOR BY ARCH.
- SPACING NOT TO EXCEED 25'

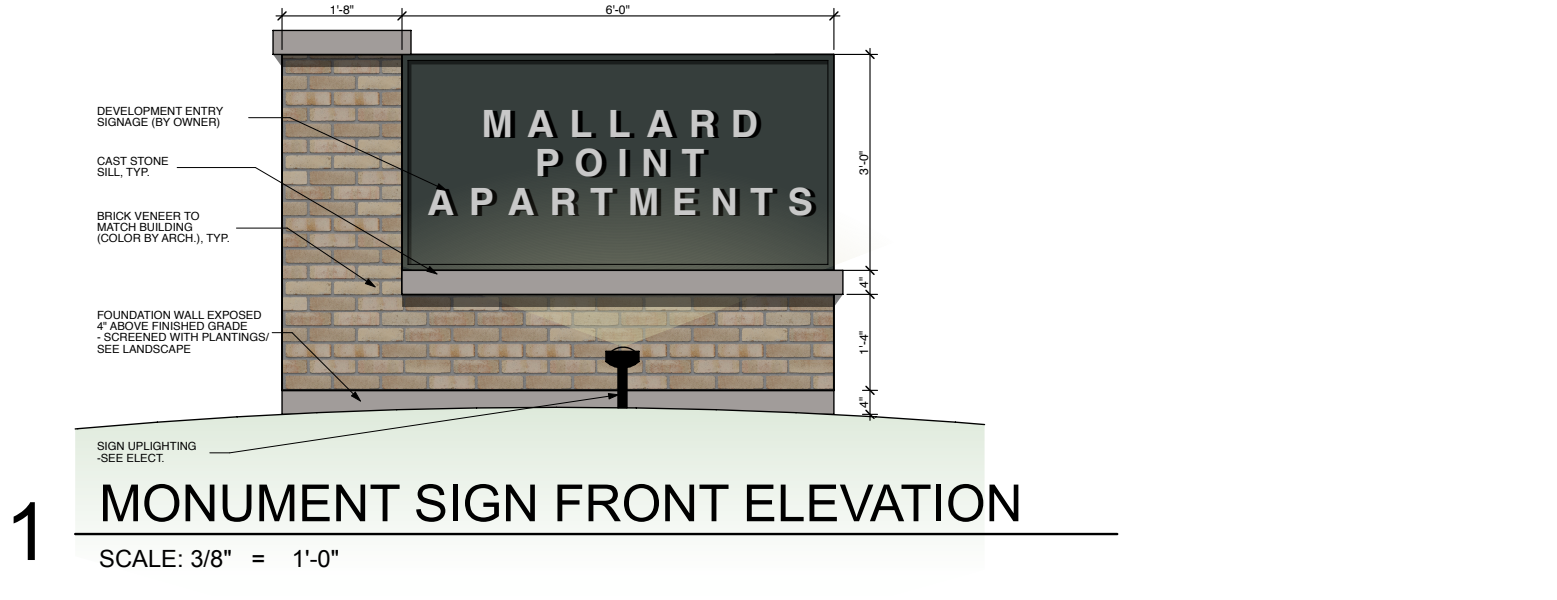
MECH. VENT
- COLOR TO MATCH ADJACENT MATERIAL



B EAST ELEVATION
SCALE: 1/8" = 1'-0"



C WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 MONUMENT SIGN FRONT ELEVATION
SCALE: 3/8" = 1'-0"



D NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MALLARD POINT SENIOR APARTMENTS
W. Drake Dr.
Channahon, IL 60661

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com

NO.	ISSUED FOR	DATE
1	50% DESIGN DEVELOPMENT	11/07/25
2	100% DESIGN DEVELOPMENT	12/05/25
3	DESIGN DEVELOPMENT REVISIONS	01/16/26
4	VILLAGE FINAL SITE PLAN REVIEW	02/18/26

NOT FOR CONSTRUCTION

PROFESSIONAL DESIGN FIRM REGISTRATION #184.002955
©2026 WJW ARCHITECTS

STAMP	SHEET NAME	PROJECT NUMBER	SHEET NUMBER
	EXTERIOR COLOR ELEVATIONS	241005	A4.2
		DRAWN BY: JT, MM	CHECKED BY: LE/TW
		EXPIRATION DATE: 11.30.2026	



FROM: Scott R. McMaster, Director of Community Development
DATE: April 6, 2026
SUBJECT: Final Site Plan – Dunkin Retail Center
FOR AGENDA: April 13, 2026

SUMMARY

Meghamilan LLC is requesting approval of a final site plan for the development of a 1.6-acre parcel located at the northwest corner of S. Frontage Road and W. Eames Street. The proposal consists of a multi-tenant commercial building anchored by a Dunkin drive-through restaurant. This development represents a new capital investment in a currently undeveloped property and is expected to enhance commercial service options for both residents and travelers in the area. This property has always been intended to be used as a potential retail or restaurant site.

GENERAL INFORMATION

APPLICANT: Meghamilan LLC
LOCATION: Site at the northwest corner of S Frontage Road and W Eames Street
PIN: 04-10-04-403-001
SIZE: 1.6 acres
EXISTING ZONING: C-4 Automotive Service (Part of the Route 6/I-55 TIF District)

ADJACENT ZONING & LAND USE:

Direction	Zoning	Jurisdiction	Use
North	Unincorporated	County	Vacant Land
West	Unincorporated	County	Vacant Land
South	C-3 General Business	Village	QuikTrip
East	C-4 Automotive Service	Village	Thornton’s Travel Center

Zoning Map



Location Map



RELEVANT PLAN(S)

COMPREHENSIVE PLAN DESIGNATION: Regional Commercial

APPLICATION REQUEST(S)

- Approval of Final Site Plan

BACKGROUND INFORMATION

- April 2014 – Village approves Route 6/I-55 TIF District
- February 2015 – Village approves Thornton's travel center development

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.

SUPPORTING DOCUMENTS

- Final Site Plan
- Landscape Plan
- Elevations
- Thornton's Site Plan

ACTION REQUESTED OF THE COMMISSION

- Review and make a Recommendation including Findings of Fact to the Village Board regarding the application for final site plan.

Suggested Motion – Motion to recommend that the Village Board approve the final site plan to allow for this development.

MULTI-TENANT RETAIL
 VILLAGE OF CHANNAHON, ILLINOIS
 SOIL EROSION AND SEDIMENT CONTROL PLAN

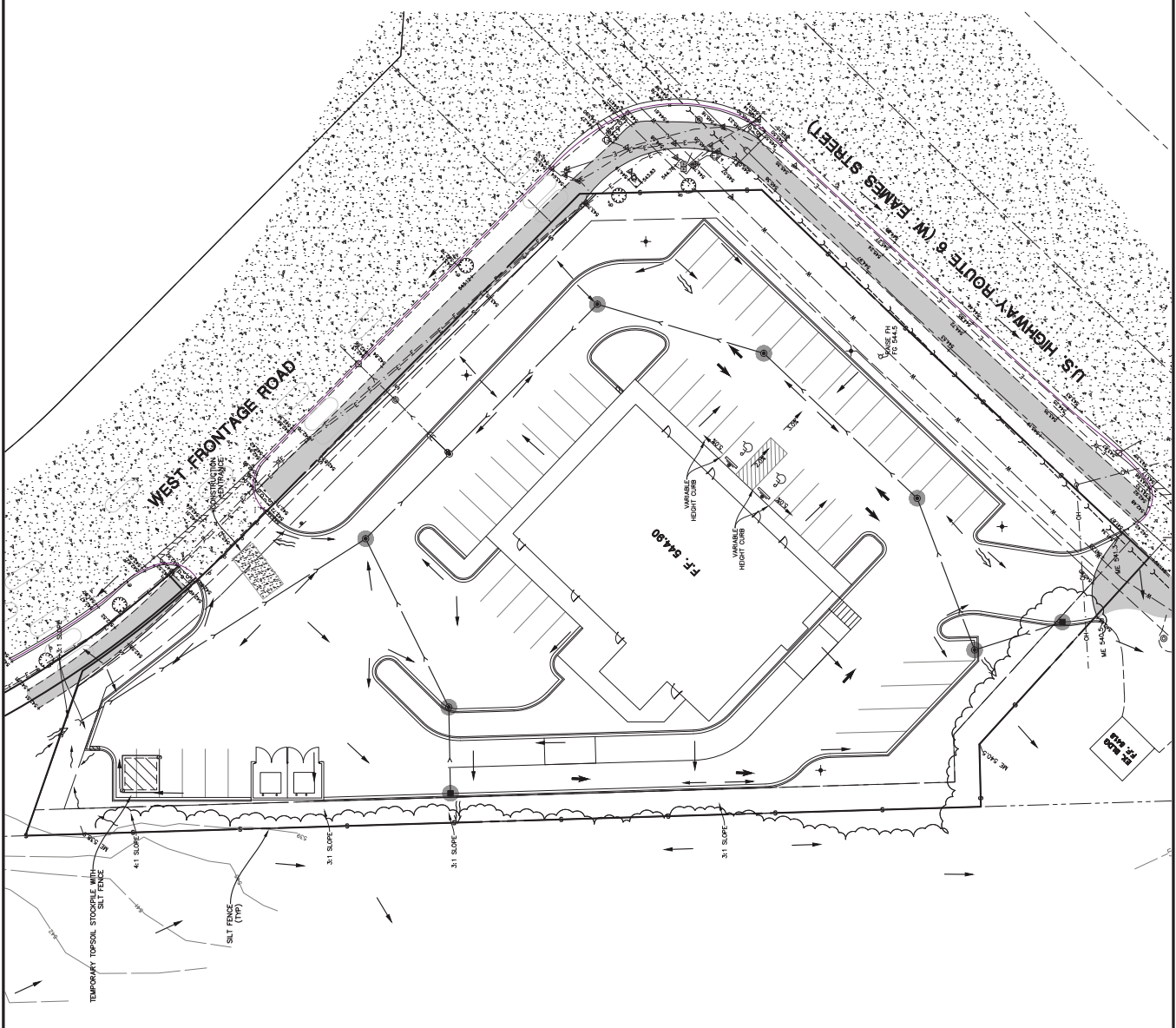
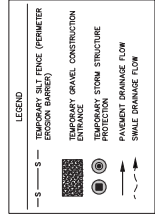


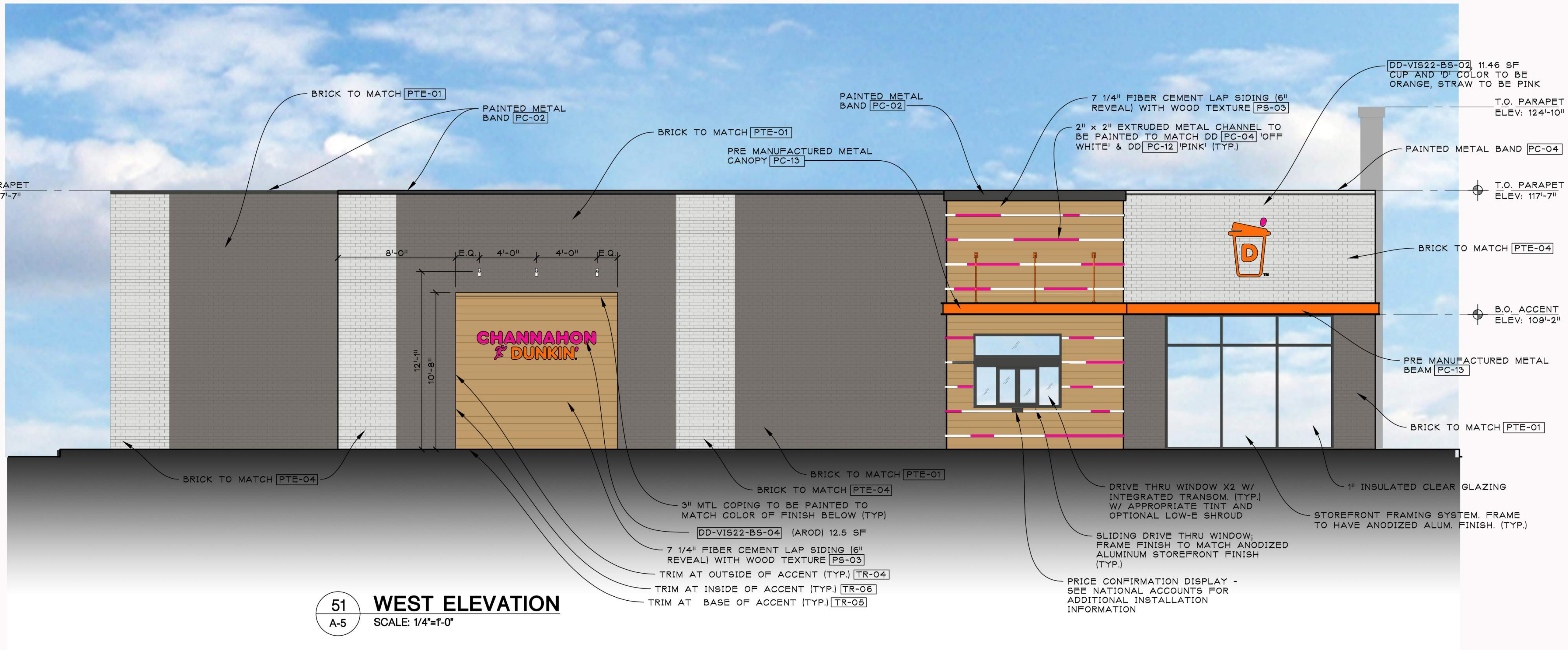
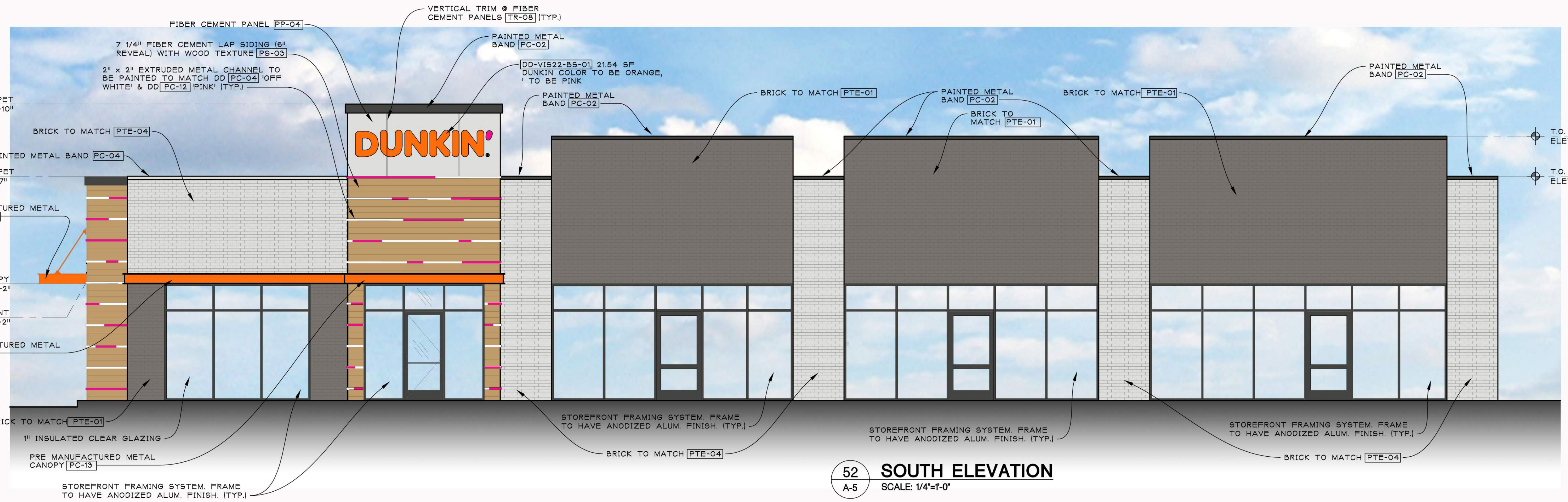
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DESCRIPTION	

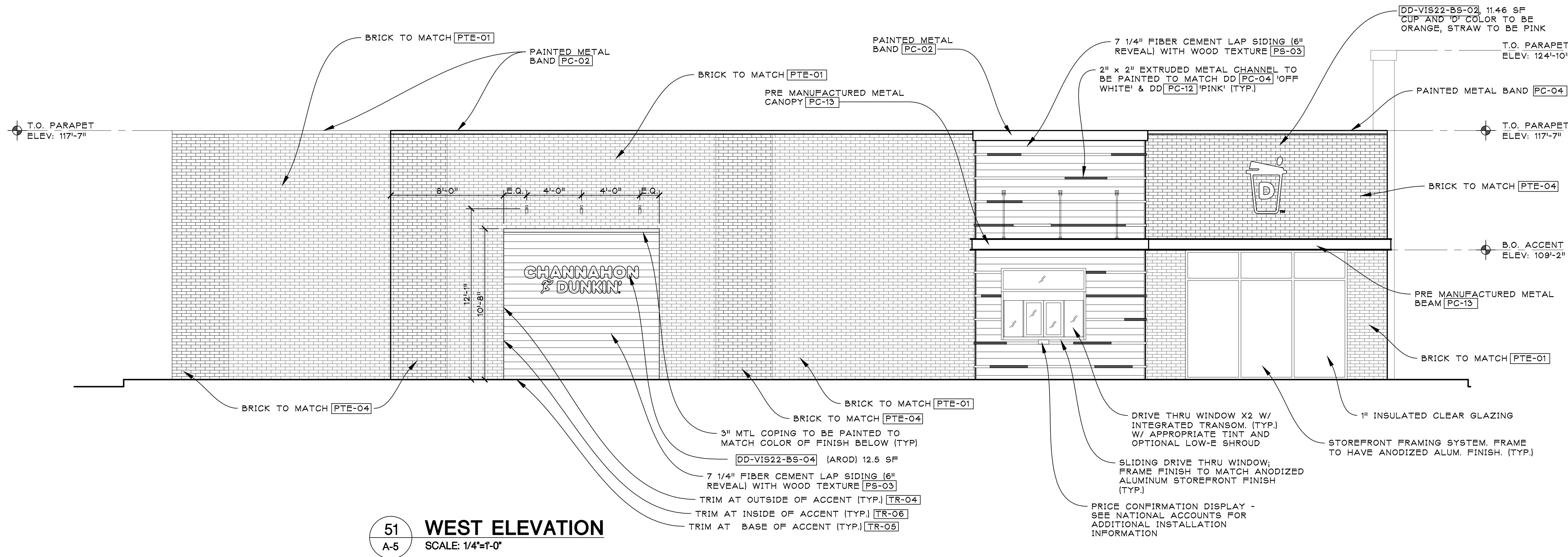
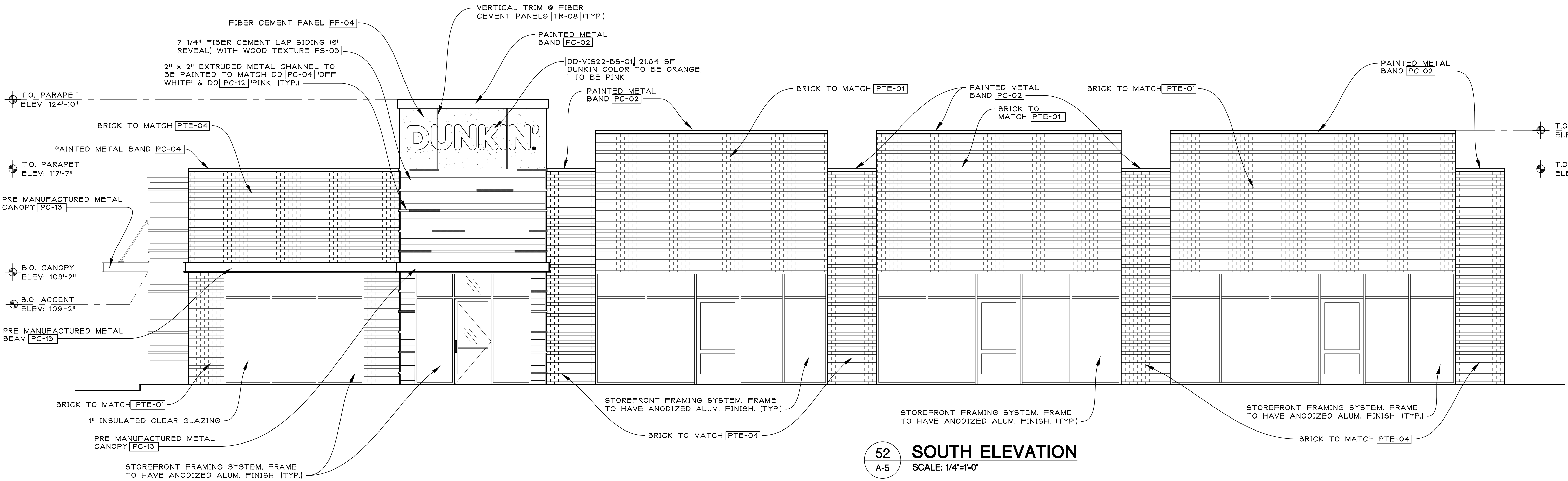


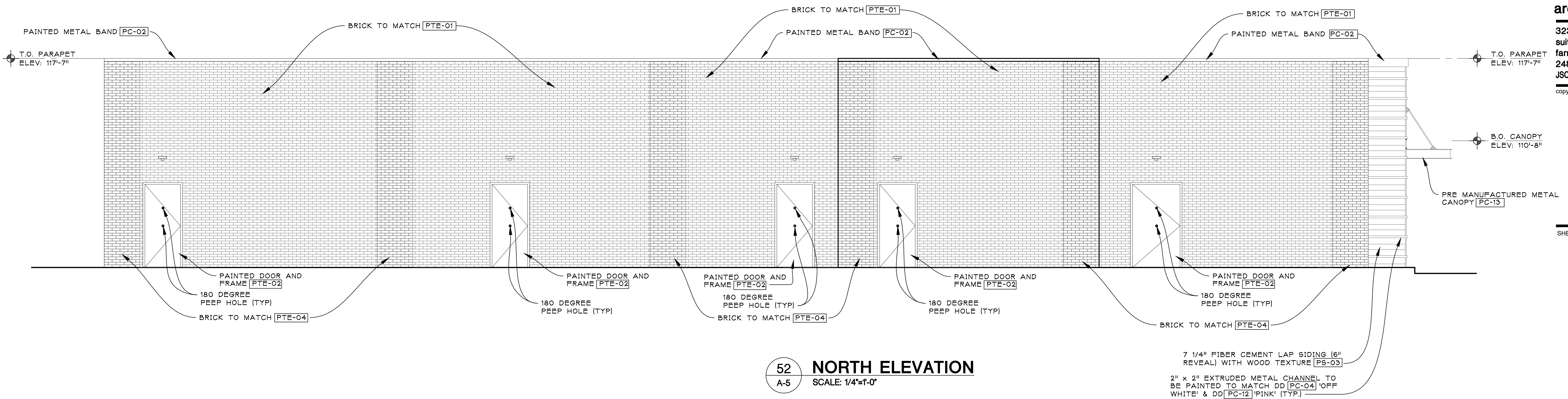
- CONSTRUCTION SEQUENCE:**
1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
 2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
 3. STABILIZE EXISTING DRIVEWAYS AND DRIVEWAYS OF DISTURBANCE AND STOCKPILE WHERE SHOWN ON PLANS.
 4. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
 5. CONSTRUCT STORM SEWER AND BMP WITH OUTLET PIPE ***.
 6. CUT AND FILL SITE TO PLAN SUB-GRADE.
 7. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
 8. STABILIZATION OF SITE WITH PERMANENT MEASURES.
 9. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES AS CONSTRUCTED.

- SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:**
1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
 2. THE CONTRACTOR SHALL PREPARE ALL EROSION CONTROL PLANS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR MORE OF RAINFALL OR THE EQUIVALENT OF SNOW MELT, AND THERE IS POTENTIAL FOR EROSION. THE EFFECTIVENESS OF SAID MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. AN INSPECTION MUST BE CONDUCTED DURING THE DRAINAGE AND DOCUMENTED AND MADE IN THE SUPPLY BOOKLET.
 3. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING AND EXCAVATION. THE PERIMETER SILT FENCING SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO ANY EROSION AND SEDIMENTATION CONTROL PRACTICES ON THE SITE.
 4. CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAP, AND OTHER STRUCTURES TO PREVENT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT AREAS.
 5. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EROSION CONTROL MEASURES ARE CEASED ON ANY PORTION OF THE SITE OR TEMPORARILY CEASED FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MEASURES SHALL BE INSTALLED WITHIN 14 CALENDAR DAYS OF PERMANENT OR TEMPORARY CESSATION OF EARTHWORK. STABILIZATION MEASURES SHALL BE INSTALLED AS EARLY AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
 6. LEISURE SEED MIXTURE SHALL BE APPLIED AT 64 LBS/Acre OF EACH DRAINAGE STRUCTURE.
 7. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
 8. IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE STABILIZED OR OTHERWISE PROTECTED, ALL EXCAVATED AREAS SHALL BE REGRADED AND STABILIZED WITHIN 14 DAYS. STABILIZATION MEASURES SHALL BE INSTALLED AS EARLY AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
 9. DUST CONTROL SHALL BE PERFORMED ON ALL TRUCK TRAILS USING WATER DISPENSED FROM A TRUCK MOUNTED TANK WITH A FOG NOZZLE TO PROVIDE A UNIFORM RATE OF APPLICATION.
 10. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE PRESENT SEGMENT FROM BEING TRACKED ONTO PUBLIC AREAS SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
 11. ANY OUTLET OR DRAINAGE STRUCTURE DURING CONSTRUCTION SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
 12. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.









52 NORTH ELEVATION
A-5 SCALE: 1/4"=1'-0"



FROM: Scott R. McMaster, Director of Community Development
DATE: April 6, 2026
SUBJECT: Official Zoning Map 2026 Annual Adoption
FOR AGENDA: April 13, 2026

SUMMARY

In accordance with Illinois State Statute, the Village is required to annually adopt an Official Zoning Map. This map reflects updates, corrections and changes to parcels, zoning, and annexed boundaries that have occurred since the last approved zoning map. The basemap of the Village will be updated throughout the year as lot and parcel information are entered into the GIS mapping system or received from Will County and Grundy County.

The map updates for the 2026 Official Zoning Map are detailed below for the Planning and Zoning Commission's review and recommendation.

ZONING UPDATES

- Ord 2177 – PIN 04-10-08-310-001 – 24647 Ford Road rezoning from R-1 Residential District to A-2 Rural Residence
- Ord 2178 – PIN 03-13-301-005 – SUP for a PUD Henneberry Farm Unit 8 for multifamily housing
- Ord 2179 – PIN 03-13-377-002 – SUP for a PUD Henneberry Farm Unit 11 for multifamily housing
- Ord 2183 – PIN 05-06-34-100-020-0010, 05-06-34-100-021, 05-06-34-100-020-0020 – Annexed into Channahon property located on Thomas Dillon Drive Annexed into Channahon
- Ord 2184 -- PIN 05-06-34-100-020-0010, 05-06-34-100-021, 05-06-34-100-020-0020 – Zoned C-3 property located on Thomas Dillon Drive Annexed into Channahon
- Ord 2189 – PIN 03-30-200-006 & 03-29-100-011 SUP to allow for a solar farm development
- Ord 2191 – PIN 04-10-09-306-012 – SUP for a drive through at 24735 W Eames Street

CORRECTIONS

As staff was researching past developments, it came to our attention that a certain parcel had incorrect zoning on previous maps. The subject property had shown it was zoned C-3 on past maps, but an ordinance from 1982 proves this parcel to be zoned R-2. This error has been corrected for the 2026 zoning map.

- Ord 288 – PIN 05-06-35-300-008 – This is a single family house on a commercial lot which is permitted through a special use.

SUPPORTING DOCUMENTS

- 2026 Official Zoning Map

ACTION REQUESTED OF THE COMMISSION

- Review and make a Recommendation to the Village Board regarding the approval of the annual zoning map adoption.

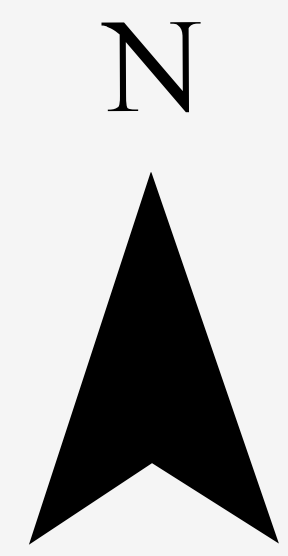
Village of Channahon Official Zoning Map 2026

Created By: TWG Engineering

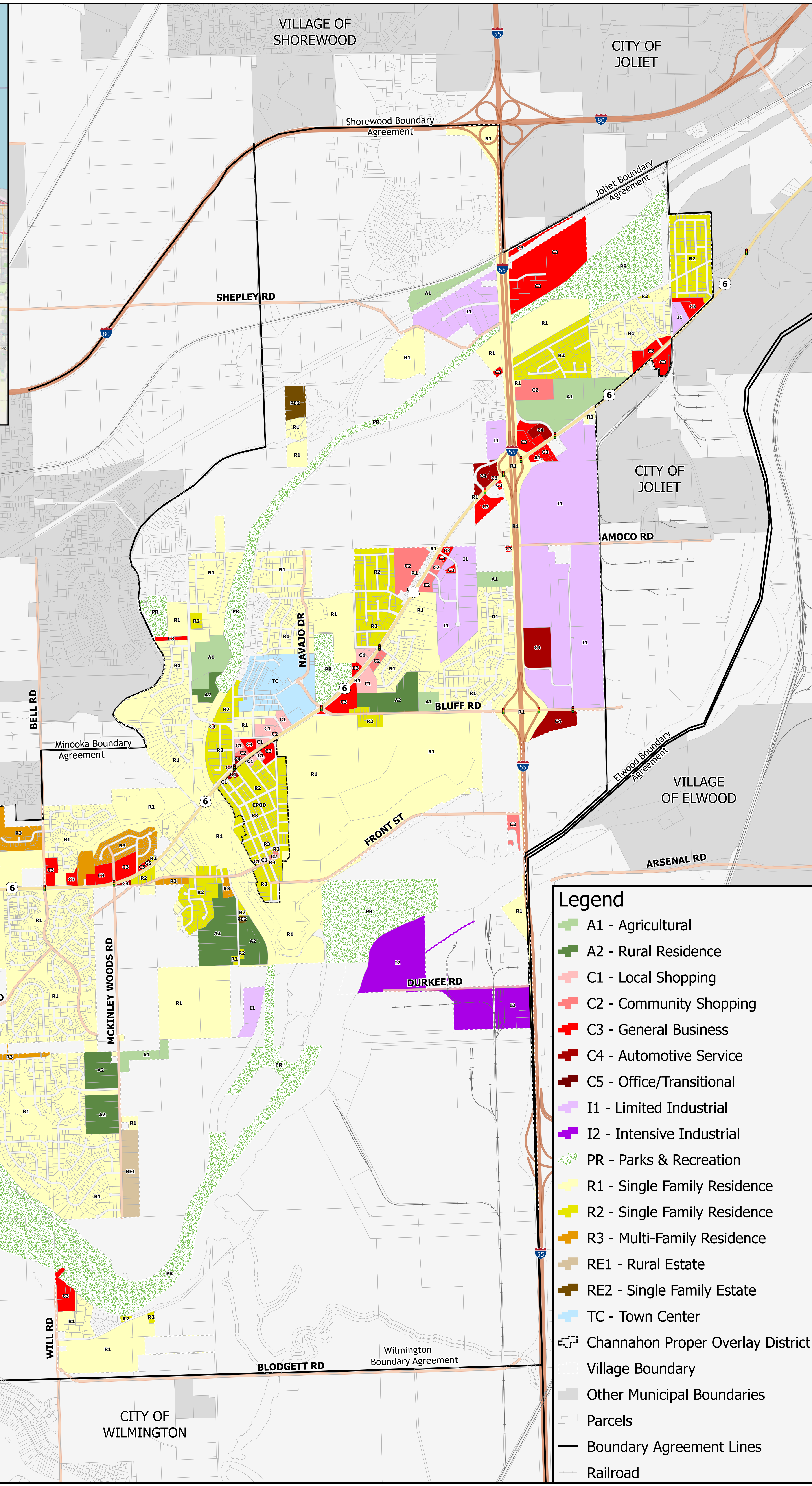
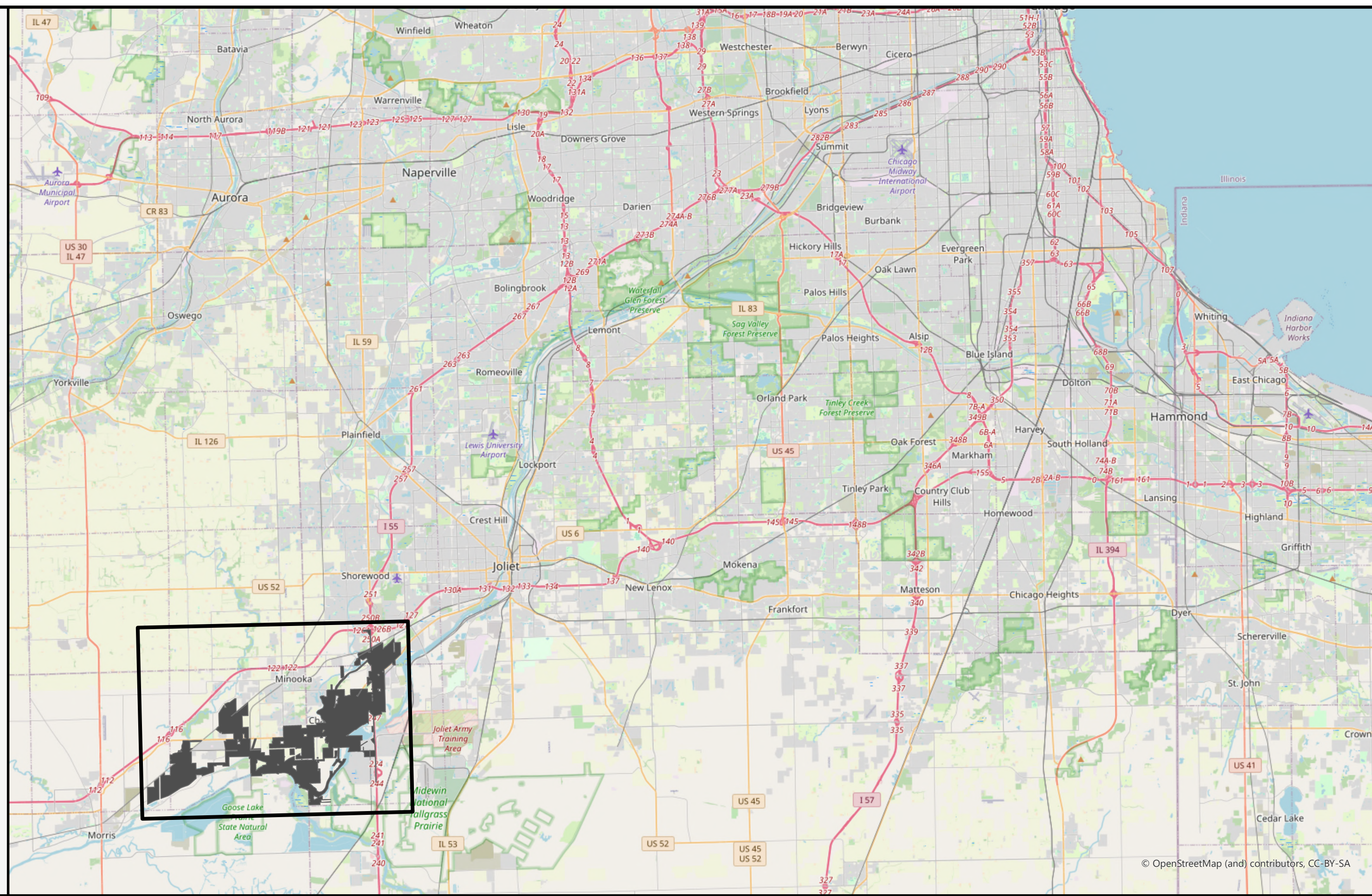
An interactive zoning map is available on the Village's website under Community Development.



April 2026



0 0.5 1 2 Miles



Legend

- A1 - Agricultural
- A2 - Rural Residence
- C1 - Local Shopping
- C2 - Community Shopping
- C3 - General Business
- C4 - Automotive Service
- C5 - Office/Transitional
- I1 - Limited Industrial
- I2 - Intensive Industrial
- PR - Parks & Recreation
- R1 - Single Family Residence
- R2 - Single Family Residence
- R3 - Multi-Family Residence
- RE1 - Rural Estate
- RE2 - Single Family Estate
- TC - Town Center
- Channahon Proper Overlay District
- Village Boundary
- Other Municipal Boundaries
- Parcels
- Boundary Agreement Lines
- Railroad