

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