

PLANNING & ZONING COMMISSION

March 13, 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, Larson, Thurlby, Weaver, and Chairman Blackburn.  
Commissioner Madding and Commissioner Gregory absent.

Others Present: Mike Petrick, Director of Community Development & Information Systems; Karen James, Planner; Mary Jane Larson, Inspections Coordinator

**4. Public Comment**

None

**5. Approval of Minutes – January 9, 2023**

Motion to approve the minutes of the January 9, 2023 meeting of the Planning and Zoning Commission made by Commissioner Ciarlette. Seconded by Commissioner Larson. All Ayes, Thurlby abstained. Motion Carried.

**6. Public Hearing – Applications for an Amendment to the Special Use Permit for Planned Unit Development for Phase 4 and 5, and Rezoning of Phase 5: Villas of Keating Pointe Phases 4 and 5 (Keating Pointe and Rivers Plaza Subdivision) filed by Core Homes, LLC.**

Motion to open the public hearing made by Commissioner Thurlby. Seconded by Commissioner Ciarlette. All Ayes, Motion Carried.

Commissioner Gregory joined the meeting at 6:03 p.m.

Karen James presented the staff report.

Commissioner Larson asked if any of the units are age restricted.

Petrick said they are not age restricted.

Commissioner Ciarlette asked if the models would be the same floorplans as the models built in the earlier Keating Pointe Phases.

John Major, developer, said the models for Phases 4 and 5 would have the same floorplans and design as the earlier phases.

Ciarlette asked Major if he is the owner of the Rivers Plaza commercial property. Major said he does not own the commercial property.

Petrick said the commercial property on Rivers Plaza is currently for sale.

Ciarlette asked why Porto Lane street name changes in Phase 5.

Petrick explained the street name change is needed so there is not confusion with house numbers on the parallel streets.

Larson asked which direction would the middle homes be facing. James said the homes would be facing South.

Ciarlette stated she likes the product.

Blackburn asked if anyone in the public had any comments.

Adam Saunders stated he lives in one of the townhomes. He would prefer the property to stay as it is and not be developed. He would like the property to remain an open space and possibly have park benches and have access to the pond.

Mitchell Smith would like the project not to go forward until the builder completes warranty issues on present homes in the earlier phases.

Henry Baker had questions on if berms would be placed between the homes.

Major stated that there would not be a berm between the rear of villas but landscaping would be installed consistent with the previous phases.

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

- 7. Review and Recommendation** – Amendment to the Special Use Permit for Planned Unit Development including a revised Preliminary Plat: Villas of Keating Pointe Phases 4 and 5 (Keating Pointe and Rivers Plaza Subdivision, filed by Core Homes, LLC).

Motion to enter the findings of fact that the standards set forth in Municipal Code section 156.140 have been met and recommend that the Village Board approve the Amendment to the Special Use Permit for a Planned Unit Development including the Preliminary Plat made by Commissioner Ciarlette. Seconded by Commissioner Weaver. All Ayes, Motion Carried.

- 8. Review and Recommendation** - Zoning Change from C-3 General Business District to R-1 Single Family Residence District: Villas of Keating Pointe Phase 5 filed by Core Homes, LLC.

Motion to recommend that the Village Board approve the Rezoning from C-3 General Business District to R-1 Single Family Residence District made by Commissioner Larson. Seconded by Commissioner Thurlby. All Ayes, Motion Carried.

**9. Review and Recommendation** – Final Plat of Subdivision: Villas of Keating Pointe Phase 4 filed by Core Homes, LLC.

Motion to recommend that the Village Board approve the Final Plat of Subdivision for Villas of Keating Pointe Phase 4, subject to staff review and approval of final engineering made by Commissioner Ciarlette. Seconded by Commissioner Weaver. All Ayes, Motion Carried.

**10. Review and Recommendation** – Final Plat of Subdivision: Villas of Keating Pointe Phase 5 filed by Core Homes, LLC.

Motion to recommend that the Village Board approve the Final Plat of Subdivision for Villas of Keating Pointe Phase 5, subject to staff review and approval of final engineering made by Commissioner Weaver. Seconded by Commissioner Gregory. All Ayes, Motion Carried.

Petrick stated the Keating Pointe requests would go before the Village Board for final approval on Monday March 20, 2023.

**11. Review and Recommendation – Review and Recommendation** – Site Plan: Channahon Industrial Park, 24053-24059 S Municipal Drive filed by Precision Excavating, Inc. on behalf of AJ Inter Estate, LLC.; to allow for revisions to the rear pavement area to accommodate septic system alterations and vehicle turning radii.

James presented the staff report.

Bob Moorman, contractor, discussed the septic field and the rear pavement revised design being a solution to alleviate problem with trucks driving over the septic system when exiting the bay doors. He stated that the improvements would not have any impact on Lot 29 to the east. The driveway behind the building would be one-way traffic.

Commissioner Weaver asked how many units are in the building.

Moorman answered that there are 3 units in the building. The north unit does not have bay doors and the south unit bay doors exit to the south.

Motion to recommend that the Village Board approve the Site Plan Amendment was made by Commissioner Ciarlette. Seconded by Commissioner Weaver. All Ayes, Motion Carried.

Larson asked whether Lot 30 construction was completed. James answered that the improvements were largely completed and inspected. The landscaping and final details would be inspected this spring.

**12. Other Business**

Petrick discussed the 2022 Community Development Year End Report Booklet, which was passed out to the Commissioners.

Petrick stated the new owner closed on the Dairy Queen property. Starbucks and Tractor Supply Company developers would be closing on the property purchases soon. All projects should be under construction at the same time.

**ADJOURNMENT**

Motion to adjourn made by Commissioner Thurlby. Seconded by Commissioner Ciarlette. All Ayes, Motion Carried. 6:55 p.m.

**Submitted by**

**Mary Jane Larson, Inspection Coordinator**

**Approved April 10, 2023**