

PLANNING AND ZONING COMMISSION  
VILLAGE OF CHANNAHON

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**

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

**2. Pledge of Allegiance**

**3. Roll Call**

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

Motion to approve the minutes of the March 9, 2026 meeting of the Planning and Zoning Commission made by Commissioner Thurlby. Seconded by Commissioner Weaver. Roll Call Vote. None Opposed, Motion Carried.

**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.

Scott McMaster presented the staff report.

Commissioner Ciarlette asked about the barrier between the apartments and the residential area. Tom Durkin, Village Administrator, said this is included in the landscape plan.

Motion to recommend that the Village Board approve the 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 subject to staff review and approval of final engineering made by Commissioner Weaver. Seconded by Commissioner Madding. All Ayes, Motion Carried.

Blackburn: This will go to the Village Board at their next meeting on Monday, April 20, 2026.

**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.

Scott McMaster presented the staff report.

Dave Riando, Dunkin’s representative, said this layout is the same as the owners other Dunkin in Streator.

McMaster said the plans are in review with Strand Engineering.

Commissioner Thurlby said he likes the Frontage Road entrance and exits from the property better than using Route 6.

McMaster said turning right on Route 6 from the property will be allowed.

Durkin said this will go to the Village Board’s May 4, 2026 meeting not the next meeting on Monday, April 20, 2026.

Motion to recommend that the Village Board approve the Final Site Plan to allow for this development subject to meeting the landscape requirements and engineering approval made by Commissioner Ciarlette. Seconded by Commissioner Weaver. All Ayes, Motion Carried.

**8. Review and Comment** – Official Zoning Map 2026: Annual Adoption

McMaster said Premier Trailer has been added to the map.

Motion to recommending the Village Board approve the annual zoning map adoption made by Commissioner Thurlby. Seconded by Commissioner Ciarlette. All Ayes, Motion Carried.

**ADJOURNMENT**

Motion to adjourn made by Commissioner Thurlby. Seconded by Commissioner Ciarlette. All Ayes, Motion Carried. 6:35 p.m.

**Submitted by**  
**Mary Jane Larson, Inspection Coordinator**

