

# PLANNING & ZONING COMMISSION MINUTES

May 10, 2021  
6:00 p.m.

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

## 1. Call to Order

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

## 2. Pledge of Allegiance

## 3. Roll Call

Commissioners Pershey, Madding, Warren and Chairman Ciarlette present. Commissioners Gray & Sullivan absent.

Other present – Mike Petrick, Director of Community Development; Karen James, Planner; and Mary Jane Larson, Inspection Coordinator.

## 4. Approval of Minutes – April 12, 2021

Motion to approve the minutes of the April 12, 2021 meeting of the Planning and Zoning Commission made by Commissioner Madding. Seconded by Commissioner Pershey. All Ayes, Motion Carried.

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

Karen James presented the staff report.

Chairman Ciarlette asked to confirm that the proposed houses would be comparable to what was already being built in the first half and that this unit is just picking back up the approved preliminary plat. Petrick answered that it would probably be the same builders and that the Annexation Agreement and Design Guidelines are still valid at this time.

Chairman Ciarlette inquired as to whether the Fire District would ever have to access Outlot 163 and the wetland area via the access strip up to Settlers Court. Petrick answered that fire access if needed would probably not drive on the grass path but rather stretch hose between adjacent yards.

Motion to recommend approval of the Final Plat of Subdivision for Whispering Oaks Unit 2 filed by W.O. Phase 2 Development, LLC subject to staff review and approval of final engineering made by Commissioner Warren. Seconded by Commissioner Madding. All Ayes, Motion Carried.

**6. Review and Recommendation – Official Zoning Map 2021: Annual Adoption**

Karen James presented the staff report.

Mike Petrick explained none of these are new things that are happening just corrections to the map based on ordinances found that were not added to the map in the past. Now with these changes the map is as accurate as we can believe it is now based on the ordinances.

Motion to recommend approval of the Official Zoning Map 2021 Annual Adoption made by Commissioner Warren. Seconded by Commissioner Madding. All Ayes, Motion Carried.

**7. Public Comment**

None.

**8. Other Business**

None.

**ADJOURNMENT**

Motion to adjourn made by Commissioner Pershey. Seconded by Commissioner Warren. All Ayes, Motion Carried. 6:18 p.m.

**Submitted by**

**Mary Jane Larson, Inspection Coordinator**

**Approved June 15, 2021**