

**CHANNAHON PLANNING AND ZONING COMMISSION  
SPECIAL MEETING**

**June 26, 2006**

Chairman Curt Clark called the meeting to order at 5:30 p.m.

Chairman Clark led the Pledge of Allegiance.

Members present were Curt Clark, Karen Ciarlette, Rick Lyman, Jeff Simon, Cindy June, Chuck Hiller and Phil Loizon. Also present were Village Attorney Justin Fredin, Development Director Mike McMahan, Village Administrator Jamie Bowden and Administrative Assistant Mitchell Austin.

It was declared a quorum was present.

**FIRST BAPTIST CHURCH SITE PLAN**

Mike McMahan presented the First Baptist Church Site Plan.

The First Baptist Church is seeking site plan approval for the entire 25.85 acre site. On April 11, 2005, the site plan was approved by the Planning and Zoning Commission for softball diamonds and backstops. They are now ready to develop the rest of the site. Phase 1 and 2 is the Worship Center and the Pavilion for the softball fields.

Staff has reviewed the parking, landscaping and engineering plans. There are minor engineering and landscape issues that need to be addressed.

The Church has recorded deeds that give control over Konjevich Road and their main entrance from Route 6. The Dove Street entrance is to be secondary and for emergency uses.

On June 12, 2006, the Planning and Zoning Commission was unable to approve the Site Plan for the First Baptist Church. There were several items that needed to be resolved in preparation for tonight's meeting: provide a copy of the Title Insurance Policy for Konjevich Road, detail Allen easement on the Site Plan, and discuss and resolve buffer, berming and landscaping issues with Ms. Lorraine Allen.

Attorney Claire Wilson, Pastor Randy Blan and Jamie Bradley, Engineer were present.

Pastor Blan advised that the Church had discussed issues with Ms. Allen, but not all items had been resolved. The Title Insurance Policy has been obtained, and the Site Plan showed the Allen easement. Different forms of screening were discussed. Ms. Allen advised that no agreement had been reached with the Church and that she was concerned about the front of her house. The Church did not agree to blacktop her driveway. The Pastor handed out another plan with

additional landscape screening in front of Ms. Allen's driveway. Ms. Allen agreed to this option, but requested a new street sign and a "NO OUTLET" sign may be put at the end of her driveway.

Mr. McMahon advised again that there are several minor engineering and landscaping issues to be resolved.

A motion is requested of the Planning and Zoning Commission, by the petitioner, to recommend approval of the Site Plan for the First Baptist Church to the Corporate Authority, subject to minor engineering and landscaping changes approved by the Engineering Coordinator and Village Planner.

**Chuck Hiller made a motion to recommend approval of the Site Plan for the First Baptist Church to the Corporate Authority, subject to minor engineering and landscaping changes approved by Staff. Seconded by Karen Ciarlette.**

**ROLL CALL: AYES: CIARLETTE, JUNE, LYMAN,  
HILLER, SIMON  
ABSTAIN: LOIZON**

**MOTION CARRIED**

**A motion was made by Karen Ciarlette to adjourn at 5:55 P.M. Seconded by Chuck Hiller.**

**ROLL CALL: ALL AYES**

**MOTION CARRIED**