

**CHANNAHON VILLAGE BOARD
COMMITTEE MEETING
AUGUST 7, 2006**

Village President Joe Cook called the meeting to order at 6:00 p.m. with Trustees Nash, Militello, Lyons and Greco present. Trustees Davidson and McMillin were absent.

Also present were Village Administrator Jamie Bowden, Village Attorney Dave Silverman, Director of Finance Robert Guess, Chief of Police Steve Admonis, Director of Public Works Ed Dolezal, Director of Development Mike McMahan and Village Clerk Eileen Clark.

ADMINISTRATION DEPARTMENT

An Ordinance Authorizing the Release of an Access Easement – 1st Read

Village Administrator Jamie Bowden stated the Village has been approached by the owners of the old village site to release an access easement across the property.

Discussion followed.

Trustee Lyons stated he would also like to waive second read.
Recommend authorizing execution of an ordinance and easement agreement.

COMMUNITY DEVELOPMENT DEPARTMENT

Ravines of Channahon- Ordinance Approving the Amended Annexation Agreement – 2nd Read

Director of Development Mike McMahan stated that on April 3, 2006 the Village approved an amendment to the original Annexation Agreement with the Ravines of Channahon, LLC. An Ordinance is required approving the Amended Annexation Agreement.

On July 17, 2006, the Village Board considered the ordinance on first read.

Staff recommends that the Village Board of Trustees approve the amended annexation agreement Ordinance on second read for the Ravines of Channahon, LLC.

Ordinance Approving a Planned Unit Development – Ravines of Channahon – 2nd Read

Development Director Mike McMahan stated that on August 8, 2005 the Planning and Zoning Commission (PZC) held a public hearing for the Preliminary Plat and PUD. The PZC approved the request contingent upon amendment to the annexation agreement. The property was part of the original Ravine Woods annexation agreement. Under the

annexation agreement, this property was to be developed with 9 single-family lots. The applicant is proposing an amendment to the annexation agreement to allow for the proposed changes.

On April 3, 2006, the Board of Trustees approved the preliminary plat and the amended annexation agreement.

On July 17, 2006, the Village Board considered the PUD on first read.

The developer has requested a PUD zoning to accommodate five aspects of the plan that do not meet Village Code:

1. A private street is proposed.
2. Sidewalks are proposed to be omitted along the outer ring of the private street.
3. The building setbacks are proposed to be reduced from 30' to 25' from the structure to the back curb.
4. Due to the nature of the common areas, proposed lot sizes will be reduced to the size of the building footprint. The remaining open space will be under common ownership by the homeowners association.
5. Due to the nature of the commons area, proposed lot width will be reduced to the length of the building width. The remaining open space will be under common ownership by the homeowners association.

The applicant is providing significantly more landscaping than Village Code requires. Plantings, sidewalks and a gazebo will be placed in the center common area. Due to the nature of the private streets and the gated aspect of the development, the applicant has indicated that the residents can safely walk on the street or in the center common area, resulting in the elimination of sidewalks on the outer edges of the private drive. A bike path will be located along U.S. Route 6, per the annexation agreement. The remaining portion of the site (Lot 27) will be dedicated to the Channahon Park District. An easement will be provided to access the Ravine Woods lift station site.

Staff recommends that the Village Board of Trustees approve the Ordinance on second read approving the Planned Unit Development for the Ravines of Channahon.

Route 6 and I55 Traffic Study

Development Director Mike McMahon stated that over the past several months, Village staff has been approached by potential developers concerning undeveloped lands in the Northeast section of the Village. In each discussion, staff has maintained that the Route 6 and Interstate 55 interchange is inadequate to support any large developments in that area and the interchange needs to be improved.

This area is identified in the Village's Comprehensive Land Use Plan in four separate "Development Areas." Area 1 is located to the northeast of the interchange and currently consists of agriculture and scattered commercial. The proposed use is commercial.

Area 2 is located east of Interstate 55 between Route 6 and Bluff Road. It consists of agriculture and industrial. The proposed use is office, research and industrial business park.

Area 3 is west of Interstate 55 and north and south of Route 6. It currently consists of a vacant mobile home park and scattered commercial. The proposed use is commercial/service.

Area 5 is located northwest of the route 6 and Interstate 55 interchange. It currently consists of agriculture. The proposed use is government and or semi-public uses. However, the Comprehensive Land Use Plan map identifies this area as Planned Business Center.

Combined, there are over 1000 acres of undeveloped land in close proximity to the Route 6 and Interstate 55 interchange. In order to identify future traffic needs in this area, staff is currently soliciting proposals for a traffic study. The study will identify deficiencies in the transportation network, identify improvements in relation to future development and provide an opinion-of – probable cost for those improvements.

Additionally, IDOT'S current program does not identify improvements to the Interstate 55 interchange. Village staff is currently investigating alternative funding sources to include a Tax Increment Financing or Special Assessment District.

Discussion followed.

SEC West Side Sub Area Plan Contract

Village Administrator Jamie Bowden stated the Village met in a Workshop Session, with Smith Engineering, to discuss the West Sub Region Area. It was the consensus of the Board to retain Smith Engineering to proceed with the study to finalize the plan and prepare for our service area.

Recently spoke to Director of Finance Robert Guess and a budget amendment will be required at the end of the year to accomplish this. He indicated funds are available.

Request Board approval of the Amended Service Agreement with SEC for the West Side Sub Area Plan.

Callista Elder Care – Concept Plan

Development Director Mike McMahon stated Callista Elder Care is proposing to build an elder care facility on Unit 7 of McDonald Manor, which is located on the NW corner of McDonald Drive and U.S. Route 6. The property is currently zoned C-3 General Business District. This use is consistent with C-3 zoning. The lot size is approximately 5.65 acres.

On January 9, 2006, the Planning and Zoning Commission reviewed the Concept Plan. At that meeting, the consensus was for a mixture of single-family residential and an elder care facility. The Planning and Zoning Commission had concerns about the single-family element. The project has been redesigned to incorporate only the elder care facility.

Callista Elder Care Facility will contain five buildings to be built in three phases; Phase 1 should be completed by the fall of 2007. The buildings will be one story and contain 12 bedrooms. Each building will be 6,992 sq. ft. and will be residential in design and function.

Discussion followed.

Staff would like Board input on the concept Plan for the Applicant.

FINANCE DEPARTMENT

Phone Service Proposal

Director of Finance Robert Guess stated, when we moved into the new Village Hall in April 2003, we had two providers for service rates on the phone service. The old Village hall had an existing contract with Qwest for service on a number of phone lines that were Centrix lines. All of the Centrix lines were brought over but the new Village hall needed more normal lines and special services for data transmission as well as voice transmission. A contract was put in place in March 2003 for three years for the ISDN services and associated lines through SBC. Obviously, the contract expired in March 2006 and SBC-AT&T have been billing us at much higher rates. We have been paying between \$1,800 and \$2,250 more per month.

We have solicited rate quotes from NITEC, Vinakom and SBC-AT&T for the fixed rate portion of the bills as well as the usage per minute rates.

We are recommending that the Village enter into a two-year contract with Vinakom as per their proposal. We have supplied a copy of the contract to Dave Silverman for his review.

Discussion followed.

We recommend that the Board of Trustees approve a two-year contract with Vinakom as per their proposal subject to legal review.

Telephone Upgrade Part Two

Director of Finance Robert Guess stated that at the June 19, 2006 Board Meeting, he presented a Village telephone upgrade to the Board that outlined the following:

A fully integrated system including our public works and police satellite Buildings.

Password protection for long distance phone calls.

A monthly accounting report that will give us more accurate charges by department.

Our present accounting for charges to each department is based on charges on certain lines that were brought over from the old building and charges from new lines that were added to the new building. The software of this upgrade will be able to keep track of each phone and then we can charge the appropriate department for their charges.

All of the above is still true; however, a mistake was made and did not include the proposal dollar amount for the public works building. The public works building upgrade amounts to an additional \$7,947.84. This item was included in the budget in the Capital Improvement Fund under line item 11-50-603.000. The complete total cost of this upgrade is \$17,883.76.

Requesting that the Board of Trustees approve the additional proposal from NITEC to upgrade the Village's telephone system at a cost of \$7, 947.84.

POLICE DEPARTMENT

Promotion of an Officer

Police Chief Steve Admonis stated that the Channahon Board of Fire and Police Commissioners, having completed the testing of eligible candidates as required by the Illinois Compiled Statutes, Hereby, make the following recommendation for promotion to the Village President and Board of Trustees.

The Commission recommends the promotion of Officer Shane P. Casey to the rank of Patrol Sergeant, effective August 7, 2006.

Approval to Purchase Police Light Bars

Chief of Police Steve Admonis stated that the emergency light bars currently being used on most squad cars purchased are in used, but workable condition from a suburban Chicago police department approximately six years ago and are in need of constant repair.

The current light bars are not energy efficient, drawing about 50 to 60 amps of power due to the large amount of moving parts and halogen light bulbs and are thought to have contributed to the overloading of squad car alternators. These lights have a tall flat surface profile, which means a large wind drag coefficient and loss of fuel economy.

The new proposed light bars are comprised mainly of 3rd generation light emitting diode (LED) technology, which is warranted for 5 years and requires no moving parts. These

light bars are only 2.1 inches high for less wind drag and increased fuel efficiency. This light bar draws less than 10 amps of power.

The recommended light bars are Model 2147ISP, manufactured by CODE 3. The cost per light bar is \$1,485.00 per Illinois State bid Contract #401715. These light bars have been included in this year's budget recommendation. I am recommending replacing four (4) light bars this fiscal year.

Chief Admonis stated he is seeking Village Board approval to purchase four (4) CODE 3 light bars from Ray O'Herron Company at the state bid contract price of \$1,485.00 each for a total of \$5,940.00.

PUBLIC WORKS DEPARTMENT

Fire Hydrant Refinishing

Director of Public Works Ed Dolezal stated due to the peeling and fading paint on our fire hydrants, normal cleaning and painting maintenance on these hydrants is required. The work includes sand blasting, two coats of primer and one coat of finished paint. The 113 hydrants are the worst of the 816 hydrants owned and operated by the Village of Channahon. The cost to perform this refinishing by Giant Maintenance and Restoration is \$58.95 per hydrant for a total of \$6,661.35. Work is anticipated to be performed in September and October.

We are requesting approval of Giant Maintenance and Restoration to perform the fire hydrant refinishing in the amount of \$6,661.35. This has been approved in this year's budget under line item 30-70-541.000.

Staff did send out request for proposal to total of three contractors. Giant was the only one to return the proposal by the dead line (no others have been received back). Staff contracted several of their references. References had all positive comments for Giant.

Director of Public Works Ed Dolezal stated he is requesting a motion to approve Giant Maintenance and Restoration to perform refinishing of the 113 fire hydrants at a total cost of \$6,661.35.

An Ordinance Requiring the Placement of Stop and Yield Signs Within the Village of Channahon – 1st Read

Director of Public Works Ed Dolezal presented an Ordinance Requiring the Placement of Stop and Yield Signs Within the Village of Channahon.

Discussion followed.

Submitted by
Eileen Clark
Village Clerk