

**CHANNAHON VILLAGE BOARD
COMMITTEE MEETING
OCTOBER 16, 2006**

Village President Joe Cook called the meeting to order at 6:00 p.m. with Trustees Davidson, Militello, McMillin, Lyons and Greco present. Trustee Nash was 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 Community Development Mike McMahon, and Village Clerk Eileen Clark.

COMMUNITY DEVELOPMENT DEPARTMENT

Woods of Aux Sable Unit 2 Final Plat

Director of Community Development Mike McMahon stated that in 2003, the Village Board of Trustees approved a Preliminary Plat for the Woods of Aux Sable subdivision. The development consists of 61 acres with 83 single-family lots and 29 multi-family lots.

In 2005, the Village Board of Trustees approved a Final Plat for the Woods of Aux Sable Unit 1. It consists of 33 single-family lots and 7 multi-family lots. The Final Plat was consistent with the approved Preliminary Plat. Hexagon Development decided to final plat a portion of the development for business reasons.

Hexagon Development is now requesting Final Plat approval for the portion of the remaining lots. Seven lots will remain un-platted at this time.

Hexagon Development is planning to purchase 6 acres to the west of the development and add it to the Woods of Aux Sable subdivision. Consequently, Village staff is requesting Red Wing Drive be extended wet through the added phase. This would require the removal and reconfiguration of several lots that were preliminary platted. Because this new phase was not part of the original development, it would need to go through the Village's site development process.

Requested Action: Staff recommends that the Village Board of Trustees approve the Final Plat for Woods of Aux Sable Unit 2.

Aqua Designs Concept Plan

Director of Community Development Mike McMahon stated Aqua Designs is proposing to develop Lot 15 in the Riverside Industrial Park. The project will consist of 13,515 sq. ft. of building space and approximately 42,000 sq. ft. of outside storage.

The property is 2.8 acres in size and currently vacant. It is zoned I-1 Limited Industrial Zoning District. Staff has determined the end-use is consistent with the zoning. The Comprehensive Plan identifies this parcel as "Government".

Aqua Designs installs in-ground irrigation systems. Aqua Designs is planning to first construct one 7,575 sq. ft. building that will house their corporate offices and shop. Vehicle traffic will be light consisting of 2-3 flat bed truck deliveries a week. 18 Aqua Designs service trucks entering and exiting the facility daily, and approximately 25 employee vehicles daily. There will be no customer traffic.

The Planning and Zoning Commission reviewed the concept on October 9, 2006. The Commission thought the building needed to be “dressed up”. A recommendation was made to add awnings to the windows and doors. Another recommendation was the use of dust free materials for the outside storage yard.

Staff has determined the Concept Plan and architectural elevations are consistent with Village requirements.

Requested Action: The applicant is seeking Village Board input on the Concept Plan.

Britz Property LLC Letter of Credit Release

Director of Community Development Mike McMahon stated the Village of Channahon has received a request from William Vessel to release the Letter of Credit (LOC) for the Shipping Center on Route 6 and Channon Drive. The current LOC is in the amount of \$57,738.

Staff has inspected the public improvements and determined they are complete. Staff requested and received a written verification from Mr. Vessel that on or before April 10, 2007, he will televise the sanitary sewer line to insure the system is in good repair.

Requested Action: Staff recommends that the Village Board of Trustees release Britz Property LLC LOC #448 in the amount of \$57,738.

Serrano Subdivision Reduction of Letter of Credits

Director of Community Development Mike McMahon stated the Village of Channahon has received a request from Jeff Simon to reduce two Letter of Credits (LOC) for the Phase I & Phase II Public Improvements for the Serrano Subdivision.

Staff has inspected the public improvements and determined that both are greater than 95% complete. LOC #1081003231 in the current amount of \$139,123 maybe reduced to 20% or \$27,825. LOC #1081003232 in the current amount of \$84,244 may be reduced to 20% or \$16,849.

Requested Action: Staff recommends that the Village Board of Trustees reduce the Serrano Subdivision LOC #1081003231 in the current amount of \$1391223 to 20% or \$27,825 and LOC #1083232 in the current amount of \$84,244 to 20% or \$16,849.

PUBLIC WORKS DEPARTMENT

Agreement to Accept Transfer of Potassium Permanganate

Director of Public Works Ed Dolezal stated we use potassium permanganate as part of our potable water treatment process. The City of Decatur has offered to transfer approximately 37 barrels of the product to us at no cost they no longer use it. We would pick it up and assume responsibility for its transport, storage and use. This is about a three-year supply and a value of about \$27,000. The age of the product is unknown but we don't believe it deteriorates appreciably over time and think it will be worth our effort.

Requested Action: Motion to enter into the attached agreement to accept potassium permanganate.

ADMINISTRATION DEPARTMENT

Ordinance Amending Personnel Policy – 1st read

Village Administrator Jamie Bowden stated staff recommends amending section 6.7 Subsection (j) in regards to Sick Leave/Personal Days on how it is handled with Bereavement.

There was some confusion on personnel time conducive to bereavement. In the discussion we agreed that personnel time can be utilized in conjunction with bereavement time upon approval of Department Head and Village Administrator. That was not apparently in the personnel policy. Upon approval everyone would be notified of the amended change. It should be done by Ordinance.

DuPage River Canoe Access Grant Application

Village Administrator Jamie Bowden stated in discussion with Chuck Szoke at the Park District and Jim Grabowski with the Village of Minooka, it is his understanding that three jurisdictions have been pursuing a canoe access along the DuPage River and north of McEvelly Road.

The Village of Minooka has been the local agency and has acquired the property with a grant.

They have now processed a development grant and the total cost of the project is \$80,000. The grant is anticipated up to \$50,000. The recommendation is to split the remaining \$30,000 three ways. Upon final development the access would be turned over to the Channahon Park District. Then there would be an intergovernmental agreement to split the annual maintenance of the area. Upon receiving these Village Administrator Jamie Bowden stated he would forward them.

Requested Action: Consensus to move forward as a participant.

Electrical Service Provider Update

Village Administrator Jamie Bowden stated we were not included in the bid auction. That you saw in the paper. Minooka is anticipating a cost savings of over \$100,000. As he understands it 35% savings on 22% purposed increased. The Executive Director stated they may do a subsequent bid, including ours in there. Indicated that we wanted to join the co-op. Being where we are at we are in pretty good shape because I am seeing through the Will County Governmental League, state may act on another three (3) year freeze.

Trustee Lyons made the motion to go into Executive Session to discuss appointment, employment, dismissal, compensation, discipline, performance of an employee of the Village of Channahon and for matters of collective bargaining. Seconded by Trustee Greco.

ROLL CALL AYES: Davidson, Militello, McMillin, Lyons and Greco

NAYS: NONE

MOTION CARRIED

Trustee Nash was absent.