

**VILLAGE OF CHANNAHON
COMMITTEE MEETING
NOVEMBER 20, 2006**

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

Anderson Commercial

Director of Community Development Mike McMahon stated that D and A Management is proposing to construct an 11,700 sq. ft. commercial building on a parcel in unincorporated Will County located at Frontage Road and Canal Street. The applicant has petitioned to be annexed into the Village. Upon annexation, the property will automatically be zoned R-1 single Family. The property would then need to be rezoned to C3 General Business District.

On September 11, 2006, the Planning and Zoning Commission held a public hearing for the rezoning of the parcel. A number of individuals from the public attended the hearing and gave testimony. Each person testifying was not in favor of the annexation or the rezoning due to a variety of issues including: increased traffic on Canal Road and Frontage Road, the condition of Frontage Road, and fear of being annexed by the Village.

On September 18, 2006, the Village Board held a public hearing for the Annexation Agreement. A number of individuals from the public attended the hearing and gave testimony. Each person testifying was not in favor of the annexation due to a variety of issues including: wildlife and wetland preservation, increased traffic on Canal Road and Frontage Road, and the poor condition of Frontage Road.

On November 1, 2006, the Planning and Zoning Commission denied the request that upon annexation the property be rezoned from Single-Family R-1 to Commercial C-3 and the Site Plan. Commissioners sited the poor condition of Frontage Road as the primary reason. The Site Plan and Final Engineering have been approved by Staff.

Requested Action: Staff recommends that the Village Board Approve the Annexation Agreement Ordinance, Annexation Ordinance, Rezoning Ordinance, and Site Plan for the D and A Management Property.

Discussion followed.

Diamond Biofuels Concept Plan

Director of Community Development Mike McMahon stated the applicant, John Cutcher, with Diamond Biofuels, Inc. is proposing to construct and operate a Biodiesel production facility at 24109 S. Northern Illinois Drive. The proposed facility will be erected abutting the east end of

the existing asphalt driveway at the rear of the current industrial site. It will be an outdoor facility consisting of a 4000 sq. ft. concrete pad and tank farm with 12 steel tanks ranging from 1,500 gallons to 10,000 gallons. The maximum height of the largest tanks will be approximately 20 feet. A steel canopy may be added to the site at a later date.

Materials will be transferred throughout the site utilizing air pumps and steel piping. The entire process will be closed to limit environmental exposure, allowing neither raw materials nor finished products access to open air. Tanks storing or processing materials that are volatile will be fitted with conservation vents. All process and storage will meet or exceed National Fire Prevention association requirements. Any processing that may create odor will be addressed with suitable venting and scrubbing. The facility will operate during normal business hours and will not produce noise beyond that currently experienced at the proposed industrial site. Materials used at the site will not pose a significant security risk as the tank farm will be bermed to contain any spillage.

Biodiesel is a clean alternative fuel made from renewable plant and animal oils. The U.S. EPA supports the expanded use of biodiesel due to its biodegradability and significantly reduced emissions in conventional diesel engines. The State of Illinois Department of Commerce and Economic Opportunity (DCEO) supports the development and expansion of biodiesel production in Illinois through its Renewable Fuels Development and Biofuels business Planning grant Programs.

Biodiesel production primarily utilizes triglyceride (animal or vegetable oil) and methanol (wood alcohol). Triglyceride will be stored in a 10,000 gallon steel bulk tank. Due to its volatility, methanol is the chemical of most concern and will be stored in a separately enclosed 2,000 gallon steel bulk tank fitted with a flame arrester. All tanks handling methanol will be likewise equipped. Catalysts (sodium methoxide and sulfuric acid) have very low usage and will be stored in 259 gallon bins or 55 gallon drums. At full production the site will produce less than 500,000 gallons of biodiesel annually, requiring truck access 3-5 times per week. Biodiesel is produced at low temperature (130F) without pressurized tanks. Most heat energy will be supplied with electric immersion heaters installed into the tanks. Drying and material recycling requires higher temperatures (220F) and will utilize a jacketed tank heated by a small boiler (<40HP).

Biodiesel production will take place in two 3,000 gallon steel tanks. The by-products of the process are biodiesel, a non-flammable fuel, will be stored in a 10,000 gallon steel tank until shipped via commercial tank truck. Glycerin, a non-flammable common chemical, will be stored in a 5,000 gallon steel tank unit sold or transferred to the boiler fuel tank. Water used to wash the biodiesel will be recycled or released via two 3,000 gallon steel tanks in accordance with Illinois EPA effluent permitting. A small amount of treated wash water will be discharged to the storm sewer system. A discharge permit from Illinois PA will be required. Maximum water effluent will be less than 5,000 gallons per month. This production plan is being reviewed by the Illinois EPA.

John Cutcher is a chemist with over 25 years experience and will operate the site. Joe Majewski, partner in Diamond Biofuels, owns the Northern Illinois Drive site.

Staff contacted the Illinois EPA and received confirmation that this type of biodiesel production is safe and should pose any health or safety problems. The operation will adhere to all local, State and federal regulations. The proposed site will be approximately 200' from the nearest residential property line and 350' to the nearest home.

This project will have to go through the Village's standard Site Plan process and require a Special Use Permit. Staff will recommend conditions be placed on the Special Use Permit to limit odor and noise.

This was presented for review and comment.

Amendment to 154.07 Prohibition of Subdivision

Director of Community Development Mike McMahon stated over the years, the Village has received requests to transfer or adjoin small parcels of land between neighboring property owners. The Village's Subdivision Regulations require a Plat of Subdivision to be prepared for all property being subdivided and transferred. The cost of preparing a subdivision plat is sometimes too high and the process is too complicated for small transactions.

In 1978, the Village of Channahon adopted Ordinance 176 "Subdivision Regulations". This ordinance basically adopted the State of Illinois procedures for platting and subdividing land. The procedures had a number of exemptions to include land greater than five (5) acres, lots or blocks less than one (1) acre, and the sale or exchange of parcels between adjoining and contiguous land.

In 1982, the Village adopted Ordinance 278 which removed the entire section that contained the exemptions of Ordinance 176. This in effect required all land to be subdivided by a plat.

In 2002, the Village adopted Ordinance 1233 which replaced the entire Subdivision Regulations. Section 154.07 "Prohibition of Subdivision" states:

- (A) No person shall subdivide or resubdivide any parcel of land to which this chapter applies within the planning jurisdiction of the Village until a subdivision plat, after review and recommendation by the Planning and Zoning Commission, has received final plat approval by the corporate authorities as required by this chapter.

There are no exceptions to this rule.

Staff feels that it is warranted to add one exemption to Section 154.07 to make it less burdensome on Channahon residents. Staff proposes to allow the one time transfer of less than one (1) acre of adjoining and contiguous land. The transaction cannot involve new streets or easements of access.

The amended language would read:

...except for a one time transfer of less than one (1) acre of adjoining and contiguous land which does not involve new streets or easements of access provided that the land being transferred is adjoining and contiguous to both parcels before and after the transfer and all other Village Code requirements are met.

A Public Hearing is required prior to Village Board of Trustees taking formal action.

Discussion followed.

Doka USA, Ltd. – Site Plan

Director of Community Development Mike McMahon stated that Doka USA Ltd., a \$70 million national company is under contract to purchase Lot 6 in the Remington Woods PUD (21 acres) to relocate its Midwestern offices and operations. Doka sells and rents concrete forming solutions to contractors for use on jobsites. The proposed facility would employ approximately 40 with plans to increase to 75 employees by 2010. The majority of these positions will have an above average hourly pay rate of \$25.00.

Customers either pick-up the forming equipment at Doka's facility or the company can deliver. It is estimated that 5 truck traffic trips will occur per day.

Doka proposes to construct an 8,000 to 10,000 square foot one story office building and a 40,000 square foot warehouse and showroom. There will also be considerable outside storage to store the concrete forming equipment. A rainwater runoff collection system will be utilized. The majority of all cleaning, maintenance and fabrication will be done inside the warehouse. A combination of landscaping and screening will be utilized for the outside storage equipment area. Doka's proposing to construct a landscape berm along its eastern property line with Remington Woods.

Staff has determined the current zoning of C-3 General business District is consistent with the desired use. The Site Plan, Landscape Plan and Architectural Elevations are consistent with Village Code.

As part of the development of the Site Plan and Engineering, the applicant's engineering consultant discovered habit that could support a threatened wild prairie orchid. The U.S. Fish and Wildlife Service was consulted and determined that since the site is a non-jurisdictional wetland, they have no authority over the site. However, they did make a recommendation that the site not be developed and a 100' buffer be maintained until it is determined the orchid is not present. The only way to confirm the presence of the orchid is during its blooming period of June 28 to July 10. Staff is recommending that since the site is very small and is non-jurisdictional wetland; the development should be allowed to take place.

On September 10, 2006, the Planning and Zoning Commission reviewed the Concept Plan.

On September 18, 2006, the Village Board reviewed the Concept Plan. On October 2, 2006, several residents from Remington Woods attended the Board meeting and expressed concerns about the project and promises that were made by the original developer.

On October 23, 2006, Doka representatives met with 60 Remington Wood's residents concerning the project.

On November 13, 2006 the Planning and Zoning Commission approved the Site Plan.

The Site Plan and Final Engineering have been approved by Staff.

Staff recommends that the Village Board of Trustees approve the Doka USA Site Plan.

FINANCE DEPARTMENT

Preliminary 2006 Tax Levy

Director of Finance Robert Guess stated the Truth and Taxation Act provides that not less than 20 days before any taxing body makes its tax levy, it must determine how many dollars in aggregate property tax extensions will be necessary. If the amount determined is more than 105% of the previous year's extensions plus any amounts abated by the corporate authorities prior to the extension, an additional notice published in the newspaper and a public hearing are required before the levy can be adopted.

The schedules have determined that our proposed tax levy amount is equal to an increase of 8.2177% above the 2005 extension, and therefore subject to publishing and public hearing requirements.

The public hearing will be at our regularly scheduled board meeting of December 4, 2006.

As has been the practice in the last few years, the calculation has determined the rate to be limited to \$.6000 per hundred of EAV. The maximization of our rate would amount to a rate of \$.5512 per hundred EAV.

We recommend that the Board of Trustees adopt the maximum rate allowed by law for the purposes of the tax levy.

Draft Ordinances for the Tax Levy – 1st Read

An Ordinance for the Levy and Assessment of Taxes for the Village of Channahon, Will and Grundy County, Illinois for the Fiscal Year Beginning May 1, 2006 and Ending April 30, 2007.

An Ordinance Abating a Portion of the Tax Levy for the Village of Channahon Will and Grundy County, Illinois For 2006 (1995 General Obligation Bonds)

An Ordinance Abating A Portion of the Tax Levy for the Village of Channahon Will and Grundy County, Illinois for 2006 (2000 General Obligation Bonds)

An Ordinance Abating A Portion of the Tax Levy for the Village of Channahon, Will and Grundy County, Illinois For 2006 (2001A General Obligation Bonds)

An Ordinance Abating A Portion of the Tax Levy for the Village of Channahon Will and Grundy county, Illinois For 2006 (2001B General Obligation Bonds)

An Ordinance Abating A Portion of the Tax Levy for the Village of Channahon Will and Grundy County, Illinois for 2006 (Equistar Annexation, PIN Numbers 03-28-100-003,03-28-100-005,03-28-100-007, & 03-28-100-011)

POLICE DEPARTMENT

Police Chief Steve Admonis stated no formal items for discussion.

PUBLIC WORKS DEPARTMENT

An Ordinance to Place a “No Parking” sign on Evergreen Lane

Director of Public Works Ed Dolezal stated Evergreen Lane crosses Commonwealth Edison right-of-way between McKinley Oaks and Subdivision and Hunters Crossing Subdivision. There are electric lines and a number of gas pipelines in the right-of-way. Owners of these utilities have expressed concern for their access and safety of citizens if cars were parked on Evergreen across from the right-of-way. Since no houses front this area there is no need for residents to park there a no parking ordinance is proposed.

Request a motion to adopt an ordinance prohibiting parking on a certain section of Evergreen Lane.

Part-time help for the winter break

Director of Public Works Ed Dolezal stated we are requesting approval to hire Brendan Cain as temporary help for approximately 3 weeks this winter. Brendan is a collage student who will be off for holiday break. Brendan has worked for the village on a temporary basis for the past few years. Typical duties include litter pickup, cleaning the shop, well houses, lift stations and other duties as needed. Wages for the temporary help are budgeted under 1-53-438.00 and sufficient funds exist. His start date would be December 18, 2006.

Request a motion to hire Brendan Cain at \$8.75 per hour.

An Ordinance Requiring the Placement of Stop Signs with the Village of Channahon

Director of Public Works Ed Dolezal stated these are stop signs which need to be placed in new subdivisions.

1. Eastbound Access Drive at Yellow Pine Drive (Southern Crossings)
2. Westbound Access Drive at Yellow Pine Drive (Southern Crossings)
3. Northbound Pheasant Lane at U. S. Route 6
4. Southbound Yellow Pine Drive at Saxony Drive

Request the Board pass an Ordinance requiring the Placement of Stop Signs in the Village of Channahon.

ADMINISTRATION DEPARTMENT

Ordinance Amending Chapter on Liquor Control

Village Administrator Jamie Bowden stated a request has been made to extend Liquor sale hours for the Channahon Lanes Bowling Alley on the Wednesday before Thanksgiving. I had sent an e-mail to various communities. Most of the surrounding communities only allow an exception on New Year's Eve. There are some exceptions.

Discussion followed.

Staff believes there needs to be more discussion prior to taking action.

Promotion of Deputy Village Clerk/Executive Assistant

Village Administrator Jamie Bowden stated recently with Eileen Partak's retirement, the Village approved the job description to allow reorganization within Administration. As discussed, I recommend Leti Anselme be moved into the Deputy Village Clerk/Executive Assistant position at a salary of \$42,134.40.

Staff is seeking approval from the Board to appoint Leti Anselme, as the Deputy Village Clerk/Executive Assistant, at a salary of \$42,134.40 effective as of November 20, 2006.

A Resolution Concerning the Establishment of the DuPage River Trail Corridor

Village Administrator Jamie Bowden presented a Resolution Concerning the Establishment of the DuPage River Trail Corridor and formulated by surrounding communities to provide a statement of support for the DuPage River Trail Corridor.

Staff recommends approval of the Resolution in support of the DuPage River Tail Corridor.