

**CHANNAHON VILLAGE BOARD
COMMITTEE MEETING
DECEMBER 18, 2006**

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

COMMUNITY DEVELOPMENT DEPARTMENT

Peninsula Commercial Concept Plan

Director of Community Development Mike McMahan stated in 2003 an Annexation Agreement was executed by the Village and Barr-Vav Channahon, LLC. This agreement laid the groundwork for what later became known as the Ravine Woods developments with a mix of single-family, multi-family and commercial zoning. A Concept Plan and Preliminary Plat were approved through the agreement that set the basic framework of the developments.

Paul Kovacevich has since purchased 13 acres from Barr-Vav Channahon, LLC. The Annexation Agreement, Concept Plan and Preliminary Plat identify this parcel with 84 town homes and C-3 commercial zoning. Mr. Kovacevich is planning to develop a portion of the property with town homes and a portion with three office buildings. The number of town units will decrease even further to 52 units in 14-4 unit buildings in order to accommodate the commercial development.

The town homes will be constructed with masonry front elevations (including garage gable ends) and 24" masonry return at the front corners. The balance of exterior will be fiber-cement board lap siding. Roof shingles will be of architectural type and the windows will be Andersen or equivalent. Colors have not yet been chosen. The units will range between 1,835 to 2,735 square feet.

The first office building will be 8,372 square feet housing Kiddie Kampus Learning Center. The remaining two office buildings will contain approximately 6,798 square feet each and be configured to accept as many as four users in each building. The exterior of the buildings will be similar to the town home exteriors for cohesion between the two developments.

Mr. Kovacevich is requesting the entire 13-acre development be Final Platted.

The Village Board is being asked to review the Concept Plan for just the commercial development. Since this phase of the Ravine Woods was Preliminary Plat for residential in 2003, the residential phase does not have to go before the Planning and Zoning Commission or Board again. The town home product Mr. Kovacevich is planning to construct is identical to the town homes in the Highlands. The 2.5 acre commercial development is located adjacent to Route 6 with three commercial office buildings.

On December 11, 2006, the Planning and Zoning Commission reviewed the commercial Concept Plan. Commissioners asked several questions to include improvements to Route 6, access to the development and architectural elevations; but, generally gave positive feedback to the applicant. Engineering is not been submitted.

Trustee Davidson and Lyons were concerned about only one form of ingress/egress for the residential. The developer agreed to look into providing an additional emergency entrance.

A discussion followed concerning the townhome that abuts Rt. 6. Trustee Nash suggested an additional landscaped berm for screening and Mayor Cook suggested that town home architectural elevation design should be improved.

Lengthy discussion followed.

Requested Action: Review and Comment

Trustee Militello entered the meeting at 6:07 p.m.

Ordinance Amending Title XV, Chapter 156 “Zoning Regulations” (Pay Day Loan)

Director of Community Development Mike McMahon stated that over the past several years, governmental bodies have been enacting public policies to regulate Pay Day Loan Stores. A pay day loan or paycheck advance is a small, short-term loan that is intended to bridge a borrower’s cash flow gap between paydays.

In a typical scenario, a borrower takes out a cash advance of several hundred dollars, giving the lender a post-dated personal check or debit authorization for a checking account. When the next payday comes around, the borrower can either pay the lender or roll over the loan for an additional fee. Often times a borrower cannot repay the loan and takes out additional loans.

In 2005, Governor Rod R. Blagojevich signed the Payday Loan Reform Act into law. The new regulations now limit what can be charged per \$100 of borrowed funds; caps the total loan amount and total amount of loans; and creates a repayment period for those who have trouble repaying the loans.

Still, municipalities are regulating where these types of businesses can be located. The new ordinance prohibits Pay Day Loan Store from most commercial districts while allowing them in the industrial districts with a special use.

On December 11, 2006, the Planning and Zoning Commission held a duly noticed public hearing. One member of the public requested clarification to where these businesses could be located the Planning and Zoning Commission recommended approval of the ordinance.

Requested Action: Staff recommends Village Board approval of the Ordinance amending Title XV, Chapter 156 “Zoning Regulations” establishing the location of Pay Day Loan Stores.

Ordinance to Amendment to 154.07 Prohibition of Subdivision

Director of Community Development Mike McMahon stated that before you is an ordinance to amend section 154.07 Prohibition of Subdivision. The amendment would add an exemption to the Village's subdivision regulation to allow certain transfers of adjoining and contiguous parcels between neighboring property owners. Currently, any separation, or adjoining of land has to be done by plat. 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."

On December 4, 2006, the Village held a duly noticed public hearing to solicit comments from the public. No member of the public made comments.

Requested Action: Staff recommends Village Board approval of the Ordinance to amend 154.07 Prohibition of Subdivision.

FINANCE DEPARTMENT

MFT Bond Payment Resolution

Director of Finance Robert Guess stated that annually we need to report to the Illinois Department of Transportation the amount of bonds to be retired and the corresponding interest. The Village of Channahon issued \$2,900,000.00 in bonds for the Village Road Improvement Plan in 2000 and these bonds are being repaid with MFT funds.

Requested Action: We are requesting the Board of Trustees approve the Obligation Retirement Resolution.

An Ordinance Providing for the Issuance of \$2,080,000 General Obligation Refunding Bonds, Series 2006, of the Village of Channahon, Counties of Will and Grundy, Illinois, and providing for the collection of a direct Annual Tax for the Payment of the Principal of and interest on said Bonds For all the purposes of Refunding the outstanding amount of the Village's \$2,900,000 General Obligation Bonds, Series 2000, and Paying Certain Costs of Issuance

Director of Finance Robert Guess stated at the November 6, 2006 Board Meeting, the Board approved moving forward with the Series 2000 MFT bonds refunding issue.

The Bond Refunding Ordinance is part of this package and has been reviewed by Dave Silverman and the recommended Bond Counsel of Wildman, Harrold, Allen & Dixon, LLC. Wildman's fees will be paid through the proceeds of the refunding issue.

Eric Anderson of Harris Bank was present at the Committee and Board Meeting to answer any questions.

Eric Anderson and Director of Finance Robert Guess participated in an interview by Moody's on Wednesday, December 6, 2006. The purpose of the meeting was to see if the Village's improved financial condition would help to better the Village's last rating of A3. Eric Anderson stated that our rating has gone up to A2.

Requested Action: We are requesting approval of the series 2006 Bond Refunding Ordinance.

POLICE DEPARTMENT

Chief of Police Steve Admonis stated no formal items for discussion.

PUBLIC WORKS DEPARTMENT

Director of Public Works Ed Dolezal stated would like to go to Executive Session before discussing the hiring of Engineering Project Manager and Hiring of Water Operator.

ADMINISTRATION DEPARTMENT

Approval of Base Salary for Code Enforcement Officer

Village Administrator Jamie Bowden stated the Village has through negotiation tentatively agreed to the step/scale for the Code Enforcement Officer. Nick Sakellariou, the Finance Department and I were involved in the process. The step schedule is in line with the salary range we had budgeted.

Mitch Austin, the Code Enforcement Officer will be started at \$18.93.

Requested action: To approve the step schedule and start Mr. Austin at \$18.93.

Minooka Community High School Waiver of Fees Request

Village Administrator Jamie Bowden stated the Minooka Community High School (MCHS) District #111 is requesting the Village of Channahon waiver of sewer and water tap on fees. These fees are basically the only fees the Village will charge. The building project is handled and over seen by the State. The only other fee that would have been attributed on the review fees. This would be minimal and have not been charged to date.

The staff has accomplished a survey of surrounding communities. Most waive building and review fees. Some communities charge water and tap on fees some don't. Some set a small flat fee.

The fees we have billed them are based on residential chart. My concern is the Village residents are served by a number of other school districts, so it could be argued that these residents are supplementing residents utilizing MCHS District #111.

These fees are charged to cover the cost of providing the capacity of the utility service not for the operation of treatment.

Lengthy discussion followed.

Director of Finance Robert Guess has been asked to research past history of the building of schools and if fees were waived.

Village President Cook stated at this time the chair would entertain a motion to go into Executive Session to discuss appointment, employment, dismissal compensation, discipline and performance of an employee of the Village of Channahon.

Trustee Lyons made the motion to go into Executive Session. Seconded by Trustee Nash.

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

NAYS: NONE

MOTION CARRIED