

**CHANNAHON VILLAGE BOARD
COMMITTEE MEETING
FEBRUARY 6, 2006**

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

Also present were Acting Village Administrator Lisa Armour, Village Attorney Justin Fredin, Director of Finance Robert Guess, Director of Public Works Ed Dolezal and Village Clerk Eileen Clark.

ADMINISTRATION DEPARTMENT

No formal items for discussion.

COMMUNITY DEVELOPMENT DEPARTMENT

Commercial Design Guidelines

Acting Village Administrator Lisa Armour stated last year, the Board approved referring to the Planning and Zoning Commission a proposal regarding commercial design standards for Route 6 development. Since that time, staff has worked to prepare a draft set of guidelines and has reviewed them with the PZC. A draft was distributed to the Board for review and comments on October 17th. No comments were received. Additional review of the guidelines was done with planning consultant Rod Tonelli and some revisions were made to clarify some of the requirements.

The guidelines address standards of development for large big-box development and as well as stand alone/outlot parcels. As proposed now, the guidelines would apply to all development within the Village, not just development adjacent to Route 6.

The main areas of consideration are facades and building materials, parking areas, road access, signage, bike paths, landscaping and accessory structures.

As stated earlier this year when the Board discussed this issue, the final goal is to adopt these standards as a part of the Village Code of Ordinances.

On September 12, 2005 the Planning and Zoning Commission conducted a public hearing regarding the design guidelines. No one spoke for or against the guidelines as proposed.

On October 10, 2005 the Planning and Zoning Commission voted to recommend to the Corporate Authority approval of the Commercial Design Guidelines.

Staff is presenting the Commercial Design Guidelines for review and discussion. Discussion followed.

FINANCE DEPARTMENT

Resolution Authorizing Signatures To Disburse Village of Channahon

Director of Finance Robert Guess stated a resolution has been prepared to add Jamie Bowden and remove Lisa Armour as approved signers on the Village's bank accounts. The effective date will be February 15, 2006.

Recommend Board approval of a Resolution Authorizing Signatures to Disburse Village of Channahon Funds, which removes Lisa Armour and adds Jamie Bowden as Village Administrator.

POLICE DEPARTMENT

Purchase of Police Vehicles

Director of Finance Robert Guess stated the police department is requesting the replacement of two (2) patrol units (M-26 & M-28). Both units are 2003 Fords with over 100,000 miles. These units would be replaced with two (2) 2006 Ford Crown Victoria police vehicles, purchased from Landmark Ford in Springfield, IL. (State contract winner for Ford Police vehicles).

There is also a request to purchase one (1) 2006 Chevrolet Impala police vehicle for investigations. The current vehicle used by investigations is a reused 2001 Ford Crown Victoria with over 105,000 miles. This vehicle would be purchased from Miles Chevrolet in Decatur, Illinois.

The three vehicles requested are two (2) 2006 Ford Crown Victoria police vehicles with standard equipment. The cost of these vehicles is \$19,027.00 each or a total cost of \$38,054.00, and one (1) 2006 Chevrolet Impala police vehicle with standard equipment. The cost of this vehicle is \$16,945.05.

The total cost for three (3) police vehicles is \$54,999.05 and will be programmed into the 2006/2007 Budget year.

Requesting that the Channahon Village Board authorize the Police Department to place an order for two (2) 2006 Ford Crown Victoria's and one (1) Chevrolet Impala for a cost of \$54,999.05.

PUBLIC WORKS DEPARTMENT

The Highlands Units 8-9 Letter of Credit Reduction

Director of Public Works Ed Dolezal stated the Highlands Subdivision, Units 8 and 9 were platted in 2002 and 2003, respectively. The Channahon Village Board has reduced the first three construction phase guarantees in accordance with the Subdivision and Development Regulations. The developer has requested a reduction of the posted subdivision guarantee for the last phase

of construction (sidewalks and parkway trees) to twenty percent of the original amount for each of these developments.

Staff has verified 95% of the Phase 4 construction has been satisfactorily installed.

Staff recommends the following:

Reduce The Highlands Unit 8 LOC #1168 Phase 4 Guarantee from \$167,040.00 to \$33,408.00.

Reduce The Highlands Unit 9 LOC #277 Phase 4 Guarantee from \$14,139.50 to \$2,830.00.

Request a motion to reduce The Highlands Units 8 and 9 Phase 4 subdivision guarantees to 20% of original amount.

The Highlands, Unit 5, 6, and 7, Subdivision Completion

Director of Public Works Ed Dolezal stated that this was tabled at the last Board meeting. The outstanding item on this is if you recall we were looking to take a cash contribution and also cash for a subdivision guarantee. There was some talk about what the value of the cash contribution should be. It was shown as \$3,472.00 in this memo. If we took cash today that we would have enough money 6 or 7 years ago in the future to pay for the repairs that would be needed. I took the original value, which was like in today's dollars would be \$2,893.00 I used a construction index increase 9% for 7 years, which took us to \$4,852.00 I then used a 4% interest rate that we could earn on our money roughly and to see what the present value of that was. The present value of that was \$3,834.00 and then added the 20%, which brings it up to \$4,600.00. So what we are purposing here is that we believe dollar value is \$4,600.00. I would recommend taking that cash contribution in the amount of \$4,600.00.

What we are requesting today is a motion to release all associated subdivision guarantees for the The Highlands, Units 5, 6, and 7, in exchange for a cash contribution of \$4, 600.00 and a cash guarantee of \$20,333.00.

Plat of Dedication for Navajo Drive

Director of Public Works Ed Dolezal stated there is a plat of dedication for Navajo Drive. Navajo Drive along the Town Center in front of the Village Hall. Back when it was built, we ended up getting a piece of property from the Diocese of Joliet and on that piece a certain amount was used to build Navajo Drive and that is the way it is today. No separate plat was actually made for Navajo Drive, once we discovered that we weren't going to use the land value for our local match. The sub-dividers of the Town Center, seem to believe that unless that road actually is there and recorded at the recorders as a public road way there might be some way be denied access to it down the road. So we can sign this plat of dedication and record it and alleviate their concerns. We don't see any upside or downside to it.

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

ROLL CALL AYES: Davidson, Militello, McMillin, Lyons and Greco
NAYS: NONE **MOTION CARRIED**
Trustee Nash was absent.

Trustee Lyons made the motion to go back into Committee Meeting. Seconded by Trustee Militello.

ROLL CALL AYES: Davidson, Nash, Militello, McMillin, Lyons and Greco
NAYS: NONE **MOTION CARRIED**