

**CHANNAHON VILLAGE BOARD  
COMMITTEE MEETING  
MARCH 20, 2006**

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

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

**ADMINISTRATION DEPARTMENT**

No formal items for discussion.

**COMMUNITY DEVELOPMENT DEPARTMENT**

**Expansion of the Coldwell Banker-Honig Bell Building**

Village Administrator Jamie Bowden stated he has been approached by Mr. Ron Lehman, of Coldwell Banker-Honig Bell located at 25224 W. Eames Street.

According to Mr. Lehman, the Village and Coldwell Banker have been trying to put together a plan to get sewer to the property. He has also spoken with the owner, Mr. Ed Pohdel.

The original plan was to bring sewer from the northeast corner of the Vessel Development around the north side of Channon Acres, south to Reed Street along the Channon Acres property line east of the Silver Cross property. The Coldwell Banker Building could have hooked into it at that point. The Library could also hook into this pipe. The landowners could not agree to a cost share.

Sewer is also located on Center Street south of Route 6 (300 feet from the building).

Another option explored is bringing the sewer from the Vessel Development south to Reed Street and then to Coldwell Banker. An easement through the parking lot could not be obtained.

Recommend allowing the building expansion contingent that the current septic system is adequate and the owner follows the site development process.

Discussion followed.

Request Board concurrent to allow for Coldwell Banker-Honig Bell building expansion contingent on the current septic system being adequate and the owner follows the site development process.

**Annual Zoning Map Update-An Ordinance Approving and Causing  
Publication of the Official Zoning Map of the Village of Channahon  
1<sup>st</sup> Read**

Village Administrator Jamie Bowden stated in accordance with Illinois State Statutes, the Village is required to annually adopt the Village's Official Zoning Map. Zoning map or text amendments approved by the Village during the last year include:

Whispering Oaks Subdivision-Annexation of 80.90 acres west of McKinley Oaks and east of the Highlands zoned A-1 to R-1.

Zoning District-Text Amendment to the R-2 Single-Family Zoning District Regarding lot width.

Amended P.U.D. for Outlot 1 and Outlot 2, Southern Crossing Commercial.

Discussion followed.

Staff requests a motion of the Village Board to approve an ordinance adopting the Official Zoning Map of the Village of Channahon.

**Approval of Whispering Oaks Final Plat**

Village Administrator Jamie Bowden presented Final Plat-Whispering Oaks.

RJL Investments is seeking approval of the Final Plat for Whispering Oaks.

The development will consist of 162 single-family lots with a minimum square footage of 12,000 sq. ft. The entire development will be developed under R-1 Zoning District.

The Final Plat is in conformance with the August 1, 2005 approved Preliminary Plat and Annexation Agreement.

Access to the development will be provided through Highlands Grundy Unit 8 to the West and McKinley Oaks to the east. There will also be a connection to the Highlands on the southern portion of the development.

Old Kerry Grove will connect McKinley Oaks to the Highlands and will extend to Ridge Road as properties to the west develop.

All aspects of engineering have been approved by the Village Engineering Coordinator. All other aspects of the Final Plat conform to the Village Code in the R-1 Zoning District. The Planning and Zoning Commission recommended approval of the Final Plat of Whispering Oaks Subdivision on March 13, 2006.

Discussion followed.

A motion is requested of the Village Board, by the petitioner, to approve the Final Plat of Whispering Oaks.

**FINANCE DEPARTMENT**

**Ordinance for ICMA Retirement Plan – 1<sup>st</sup> Read**

Director of Finance Robert Guess states as a condition of Jamie Bowden, Village Administrator, contract, the Village needs to adopt the Ordinance for participation in the ICMA Retirement Plan by the Village. This will allow Jamie to contribute to a deferred compensation plan offered by the ICMA. There is no cost to the Village.

The Ordinance is up for first read and needs to be reviewed by our legal counsel before adoption.

**POLICE DEPARTMENT**

No formal items for discussion.

**PUBLIC WORKS DEPARTMENT**

**Letter of Credit McKinley Oaks**

Director of Public Works Ed Dolezal stated that on January 19, 2004, the Channahon Corporate Authorities accepted the Phase 1 and Phase 2 Public Improvements for the McKinley Oaks, Unit 3, Subdivision and a 2-year maintenance bond was posted by the developer.

Staff worked with the developer in the fall of 2005 to complete any deficiencies with these public improvements. Today, all concerns have been adequately addressed and the 2-year maintenance period has come to full term in accordance with the Subdivision and Development Regulations.

Staff recommends release of the McKinley Oaks, Unit 3, Phase 1 and Phase 2 Public Improvement Maintenance Bond in the amount of \$28, 313.00.

Requested Action: Request a motion to release the McKinley Oaks, Unit 3, Phase 1 and Phase 2 Public Improvement Maintenance Bond.

**Plat of Vacation Channahon town Center – Unit 1A**

Director of Public Works Ed Dolezal stated that Channahon Town Center, Unit 1A, was platted on June 5, 2005 in accordance with the Channahon Subdivision and Development Regulations. Per Ordinance, side yard Public Utility and Drainage Easements are 7.5 feet from the property line. However, the Town Center Development Guidelines adopted by the Village of Channahon allows a 5-foot Public Utility and Drainage Easement along the side yards.

The Developer has requested the side yard easements be revised to the Town Center Development Guidelines between Lot 1 and 2, and between Lots 2 and 3.

No Public Utilities are proposed within these easements.

Requested Action: Request a motion to approve a Plat of Vacation of a portion of Public Utility and Drainage easements within Lots 1, 2, and 3, Channahon Town Center, Unit 1A.

### **Award Well #6 Well House Project**

Director of Public Works Ed Dolezal stated on March 14, the bids were opened for the Well 6 Well House project located on McKinley Woods Road. The work includes the construction of a well house, installation of a pump and motor and connection to the existing water treatment plant.

Director of Public Works Ed Dolezal stated that Water Tower 3 is not yet constructed has created an additional urgency for Well 6 to be functioning. Tower 3 was planned to be operating by now, but the site will not be acquired until Rivers Plaza Subdivision is platted. This situation was described previously to the board and resulted in the acceleration of the Well 6 project.

Chris Ulm, Strand Associates engineer, stated the construction of the purification system for the water, including radium removal, won't take place until the summer in 2007. The reason for the bids came in higher could have been because of the rush the Village is in to complete the project. Another reason for the higher bids could be that specified oversized equipment for the project to meet future needs of the well.

Director of Public Works Ed Dolezal stated the choice trustees had to make is to accept the higher than anticipated or reject all bids and seek bids on a more comprehensive project, the construction of the well house and its purification systems in which case the new water supply would not be online until the summer of 2007.

Village Administrator Jamie Bowden suggested the town might be in trouble if they waited for the system, but who knows if we will have a dry summer.

Trustee Lyons stated there could be a danger of not having enough water pressure to fight any fires that might crop up if the new well is not put online.

Requested action: If decided to move forward on the fast track, award project to Genco Industries for the lump sum of \$568,148 and also accept Alternate 2 for a deduct of \$2,200.

## **Side Letter to IUOE Agreement regarding Working Foreman**

Director of Public Works Ed Dolezal stated previously the Board approved the job description for a Working Foreman and authorized staff to work out an agreement with the union regarding a wage for the position.

The Working Foreman position is budgeted at this level in the current year and in the proposed 2006-2007 budget.

Requested Action: Request acceptance and execution of the side letter of agreement and approval to proceed with filling the position.

### **FINANCE DEPARTMENT**

#### **- FY 06-07**

Director of Finance Robert Guess presented FY 06-07.

Director of Finance Robert Guess stated he was recommending raising the annual business fees that go to the Village. Some fees have not been raised in many years.

Discussion followed.

Trustees asked Finance Director Robert Guess to bring more information on the proposed increases.

Submitted by  
Eileen Clark, Village Clerk