

**CHANNAHON VILLAGE BOARD
COMMITTEE MEETING
APRIL 17, 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, Director of Public works Ed Dolezal and Village Clerk Eileen Clark.

ADMINISTRATION DEPARTMENT

No formal items for discussion.

COMMUNITY DEVELOPMENT DEPARTMENT

Final Plat - Rivers Plaza

Village Administrator Jamie Bowden stated we are at a point where the village has negotiated a consortium to do Ridge Road and one of the individuals involved in that has some vested interest is Keating Plaza or Rivers Plaza Subdivision. We are at a point where IDES has been submitted to state for review and the final engineering on the entrances to the development has been submitted. It has been indicated by the developer that they need contingent approval to get financing to contribute to there portion of Ridge Road.

Trustee Nash and Chief of Police Steve Admonis entered the meeting at 6:12 p.m.

The issue that we have at this point is IDES is three (3) weeks from review. We are in a position here that we can wait for the IDES approval.

Discussion followed.

Director of Public Works Ed Dolezal stated the IDES is under the intersection design study for the entrances to this subdivision are under review by IDOT. The developer has completed the actual construction engineering drawing for the project and are ready to submit. IDOT doesn't review those until they approve the IDES.

Village will not sign the plat until all contingences are completed by developers.

Village Attorney Dave Silverman stated if approved tonight contingent upon IDOT approval we would probably move ahead at the next meeting with an agreement between the developers in the Village who are building Ridge Rod. and intersection improvement and that agreement would look like the one for the lift station on Ridge Road. Everyone would be paying into an escrow agent and then as the work is done funds will be paid out.

Staff recommends that the Village Board of Trustees approve the Final Plat of Rivers Plaza with the following contingency:

1. Final Plat is contingent upon final Intersection Design Study approval by IDOT.
2. Final Plat is contingent upon final engineering review by Engineering Project Manager.

Final Plat - Rose Channahon Subdivision

Chief Building Official Dave Cavanaugh stated Rose Channahon Subdivision is the old Lot 501 of Henneberry Farm which is owned by Location Finders International.

Location Finders International is presenting the Final Plat for a 2.64 acre parcel at the northeast corner of Ridge Road and Route 6. This property was originally purchased by Gas City when Henneberry Farms was originally developed. The parcel is proposed for subdivision into two lots. Lot 1 is 1.2813 acres and will serve as the site for a Chase Bank facility with a drive-through. Lot 2 is 1.3584 and is proposed for a 7800 sq. ft. multi-tenant building.

The bank building will have a drive through. The applicant is also seeking approval of a drive-through for the multi-tenant building. These uses will require an amendment to the Special Use Permit for the P.U.D. Route 6 access to Lot 1 will be a right-in/right-out and will provide access to Lot 2. Other access points to Lot 2 will be north off of Saxony Drive.

Village Attorney Dave Silverman stated if you approve the ordinance tonight that gives them the special use permit.

All other aspects of the Final Plat conform to Village Code.

Staff recommends that the Village Board of Trustees approve the Final Plat of Rose Channahon Subdivision.

Public Hearing - North Hansel Road Estates

Chief Building Official Dave Cavanaugh stated this is for a Public Hearing for the annexation agreement. Going to ask you to open the public hearing and then table it and table the preliminary plat.

Concept Plan - Alter Group

The Alter Group is proposing a 155-acre distribution project on the Mantia property. There are plans for five buildings totaling 2,853,900 square feet. An annexation agreement has been submitted and is being reviewed by counsel. The developer is requesting a 5-year tax abatement in order to make the project competitive. Alter Group is willing to pay for the infrastructure, but is asking the Village to waive the \$300,000 plus interest for the recapture required.

Lengthy discussion followed.

FINANCE DEPARTMENT

Approval to Advertise for Utility Billing Clerk

Director of Finance Robert Guess stated the position of one (1) additional Utility Billing Representative was approved in the budget for next year and the effective need for the position was May 1, 2006. The current volume of billing exceeds the limits of one person and with the conversion of our water meters to the new radio reads to start right after the first of May; the new person needs to be involved from the onset. The volume of real estate transfers continues to increase. We projected 675 for this fiscal year and as of April 7, we had 776. The volume of these creates new accounts and closes old accounts. Because of this volume, other accounting personnel are taken away from their normal duties during the billing process to assist the current Utility Billing Representative complete the monthly billing.

We are requesting approval from the Board to proceed with the hiring process for one (1) additional Utility Billing Representative for fiscal year FY06-07.

An Ordinance Amending the Licensing of Businesses in the Village of Channahon, Will and Grundy Counties, Illinois

Director of Finance Robert Guess presented an Ordinance Amending the Licensing of businesses in the Village of Channahon, Will and Grundy Counties, Illinois.

Staff requests Board approval to ordinance as proposed.

An Ordinance Amending the Licensing, Regulation and Taxation of Bowling Alleys in the Village of Channahon, Will and Grundy Counties, Illinois

Director of Finance Robert Guess presented an Ordinance Amending the Licensing, Regulation and Taxation of Bowling Alleys in the Village of Channahon, Will and Grundy Counties, Illinois.

Discussion followed.

An Ordinance Amending the Permit and Inspection Fees in the Village of Channahon, Will and Grundy Counties, Illinois

Director of Finance Robert Guess presented an Ordinance Amending the Permit and Inspection Fees in the Village of Channahon, Will and Grundy Counties, Illinois.

Staff requests board approval to both ordinance amendments as proposed.

An Ordinance Amending Title V, "Public Works" Chapter 52, "Water" of the Village of Channahon Code of Ordinances Village of Channahon, Will and Grundy Counties, State of Illinois (Connection Fee Increase)

Director of Finance Robert Guess presented an Ordinance Amending Title V, "Public Works" Chapter 52, "Water" of the Village of Channahon Code of Ordinance village of Channahon, Will and Grundy Counties, State of Illinois (Connection Fee Increase).

Discussion followed.

Builder Robert Woodhead asked if the increase could start in August.

Discussion followed.

POLICE DEPARTMENT

No formal items for discussion.

PUBLIC WORKS DEPARTMENT

Approval to Advertise for Summer Help

Director of Public Works Ed Dolezal stated he is requesting the Village Board to allow for advertising and hiring of two summer help positions. these positions, as in the past, are for the Public Works, Street Department. Typical duties include

mowing, painting, sign maintenance etc. The wages are budgeted under I-53-438.000 for FY 2006-2007.

Request a motion to advertise for two part time 2006 summer season employees.

Purchase Water Tank for Truck

Director of Public Works Ed Dolezal stated Public Works is requesting the purchase of the Varitech Pre Wet System. the system includes 1035-gallon tank, 3 lane spray bar system, baffles, hose reel with 50' of 1" hose mounted on a frame that is easily removable from our large dump trucks. The system will be used to perform such work as applying brine to road ways for snow and ice control, watering of trees and flower beds, which include watering of newly planted trees in our replacement program, dust control on Village owned roads and places water maybe needed in remote locations as required.

We are requesting for the Village board to approve the purchase of the Varitech Pre Wet System for a cost of \$9,956.00 from Bourbonnais Supply Inc. of Bourbonnais. The funds for these items have been budgeted for purchase this year under line item 11-53-630.000.

Request motion to purchase the Pre Wet System including the 1035 gallon tank, 3 lane spray bar system, hose reel with 50' of 1" hose mounted on a frame that is easily removable, in the amount of \$9,956.00 from Bourbonnais Supply Inc. of Bourbonnais.