

**CHANNAHON VILLAGE BOARD  
COMMITTEE MEETING  
APRIL 3, 2006**

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

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

**FINANCE DEPARTMENT**

**Health Insurance Options 06 – 07**

Director of Finance Robert Guess stated as discussed at the prior meeting and at the Workshop on March 25<sup>th</sup>, the Village needs to authorize the insurance renewals.

The recommendation is as follows:

- A. Renew current Blue Cross Blue Shield and increase employee contribution To approximate 8% with same benefits.
- B. Renew current vision plan with same benefits.
- C. Change dental from MetLife to Comp Benefits with same benefits.
- D. Change life from MetLife to Mutual of Omaha with same benefits.
- E. Offer a voluntary HMO and opt out with incentives.

Recommendation - 3<sup>rd</sup> Option. This would still provide the employee same health coverage at an increased contribution level (8% premium payment) same vision and life benefit. Dental is basically the same.

Request authorization of the Board to renew the recommended insurance.

**FY 06-07 Budget Summary**

Director of Finance Robert Guess presented an Ordinance adopting the Fiscal Year 06-07 (May 1,2006 – April 30, 2007) Budget in Lieu of Passage of an Appropriation Ordinance.

Action to be taken at the Board Meeting.

**IEPA Loan Documents for Radium and Waste Water treatment Plant Expansion**

Director of Finance Robert Guess stated the Village has entered into agreements with the Illinois Environment Protection Agency (IEPA) for low interest rate loans for the construction of a radium plant and the expansion of the existing wastewater treatment plant; May 5, 2003 and September 30, 2002 respectively.

Final loan documents were submitted and approved on June 17, 2005 for both projects. However, the IEPA did not include payments that were owed to us at that time. When we received the final loan documents, we question why the final payments weren't forthcoming and they thought that we didn't want to incur more interest.

Subsequently, they forwarded the money owed to the Village six months after we finalized all loan documents back in June 2005.

Now we are recipient of revised loan documents for both the projects that include the late payments.

We are asking the Board to authorize the Village President to sign the revised loan document.

### **Contact with Azavar for Auditing Cable Telecommunications, and Utility Taxes for Compliance**

Director of Finance Robert Guess stated we were contracted by a representative of Azavar in early January regarding the possibility of contracting with them to audit any telecommunication or utility tax that we may have as a tax source. Azavar is a firm that audits contracts and ordinances for villages to see that the villages are receiving all the taxes that they should receive. There are no fees charged to the villages for the services unless the village realizes a gain in revenue. Their fee is proposed that 50% for only the amount they uncover that hasn't been paid to the Village in the first place. They were proposing a 5-year contract. The contract has a 30-day cancellation clause.

Shortly after the contact from Azavar, Jim Grabowski, Administrator of Minooka, contacted us about a possible meeting with representatives from Minooka, Shorewood and Channahon to go together and maybe possible increased savings could be accomplished.

We met at Minooka with a representative of Azavar and the group asked the representative to consider a contract with a lower percentage due the combined effort of the three Villages. Subsequently, Romeoville, Manhattan and Plainfield have been contacted and want to be part of the total package. We are expecting a new proposed contract this week.

This is a Win-Win situation for all the Villages. There is no cost unless they find unpaid fees and then we share in the revenue.

We are asking the approval of the Board to move forward with this proposal and we will bring back to the Board the final contract for the board's final approval.

## **Consider Ceding the Village's Volume Cap to the Upper Illinois River Valley Authority (UIRDA)**

Director of Finance Robert Guess stated the Village each year has an amount of Volume Cap that can be used for economic development within the village and if not used, goes back to the State of Illinois for reallocation. We have ceded the Volume Cap to UIRDA in the past; 2004 was the last time.

We have to cede this amount prior to May 1<sup>st</sup> of each year, otherwise it goes back to the State.

We recommend the adoption of the Special Ordinance granting the Village's share of the volume Cap to the Upper Illinois River Valley Development Authority.

## **COMMUNITY DEVELOPMENT DEPARTMENT**

### **Concept Plan – Hunters Crossing 15 & 16**

Village Administrator Jamie Bowden stated in October 2004 and earlier this year Sharp Homes presented a concept plan for property west of the existing Hunter's Crossing South property. The southern boundary is Hansel Road. The western boundary is Ridge Road. Several changes have been proposed since the previous review, so it is necessary for another concept review of the most current plan.

Staff has met with Mr. Sharp twice. The developer has increase the minimum lot size for single-family lots to 12,000 square feet. Duplex lots have been increased to 15,000 square feet.

There are a number of issues that need to be addressed by the developer:

1. Nicor easements need to be vacated.
2. Need letter from Park District concerning park contribution/donation.
3. Need to resolve School Impact Fee Issue.
4. Need to determine timetable for Ridge Road and Hansel Road construction.

Staff recommends that the Village Board of Trustees review the concept review for Hunter's Crossing 15 and 16 and make recommendations on how to proceed.

### **Public Hearing – Amended Annexation Agreement – Ravine Woods**

Village Administrator Jamie Bowden stated the developer of The Ravines is looking to amend the original development agreement. The amendment will allow the proposed land use as presented. Since this is a restricted age community, the developer is looking for a waiver of school fees with verbiage that would require owners to pay out of district tuition to the school.

Staff has an issue with the Route 6 improvement timing. In the original agreement the Route 6 improvement is required (from river west to Bell Road) subsequently, now property has been purchased and developed along this stretch of highway.

Village Administrator Jamie Bowden stated it is his understanding that three (3) property owners have agreed upon how they will be financed and have submitted plans to IDOT for approval. Section 8 delineates a letter of credit to be submitted to guarantee the project. The concern is there is no timetable.

Though the developer is at IDOT mercy for approval, approval of the amendment may be premature. The amendment would require IDOT approval and a construction schedule prior to preliminary platting and at least prior to final plat.

Request Board approval of the Amended Annexation Agreement.

Discussion followed.

### **Preliminary Plat for The Ravines Duplexes**

Village Administrator Jamie Bowden stated the applicants are requesting Preliminary Plat P.U.D. approval for a senior housing development at the northwest corner of U.S. Route 6 and the DuPage River. The applicant is proposing a private, gated, active senior community of 24 duplex units. Access to the site will be at U.S. Route 6 pending IDOT permit approval.

The property was part of the original Ravine Woods annexation agreement. Under the annexation agreement, this property was to be developed with 9 single-family lots. The applicant is proposing an amendment to the annexation agreement to allow for the proposed changes.

Lengthy discussion followed.

The developer has requested a P.U.D. to accommodate five aspects of the plan that do not meet Village Code:

1. A private street is proposed.
2. Sidewalks are proposed to be omitted along the outer ring of the private street.
3. The building setbacks are proposed to be reduced from 30' to 25' from the structure to the back of curb.
4. Due to the nature of the common areas, proposed lot sizes will be reduced to the size of the building footprint. The remaining open space will be under common ownership by the homeowners association.
5. Due to the nature of the commons area, proposed lot widths will be reduced to the length of the building width. The remaining open space will be under common ownership by the homeowners association.
6. Fencing will be 6' instead of 5'.

The applicant is providing significantly more landscaping than Village code requires. Plantings, sidewalks and a gazebo will be placed in the center common area. Due to the nature of the private streets and the gated aspect of the development, the applicant has indicated that the residents can safely walk on the street or in the center common area, resulting in the elimination of sidewalks on the outer edges of the private drive. A bike path will be located along U.S. Route 6, per the annexation agreement. The remaining portion of the site (Lot 27) will be dedicated to the Channahon Park District.

All engineering elements of the plan conform to Village Code. An easement will be provided access the Ravine Woods lift station site.

The comprehensive land use plan identifies this area as single-family residential.

Staff recommends that the Village Board of Trustees review the Preliminary Plat for the Ravine Woods Duplexes.

### **PUBLIC WORKS DEPARTMENT**

#### **Letter of Credit – Copper Leaf**

Director of Public Works Ed Dolezal stated the underground public improvements, construction Phase 1, are greater than 95% complete for the Copper Leaf Subdivision. All improvements have passed the required testing. In accordance with the Subdivision and Development Regulations, the developer has requested a reduction to 20% of the original posted guarantee.

Staff recommends a reduction in Letter of Credit #371 from the originally posted \$574,519.00 to \$114,904.00.

Request a motion to reduce the Copper Leaf subdivision guarantee #371 from \$574,519.00 to \$114,904.00 for the Phase 1 improvements.

#### **Letter of Credit – Meadowlands Unit 2**

Director of Public Works Ed Dolezal stated on April 19, 2004 the Channahon Corporate Authorities accepted the Phase 3 and Phase 4 Public Improvements for the Meadowlands Unit 2 Subdivision and a 2-year maintenance bond was posted by the developer.

The maintenance period has come to full term in accordance with the subdivision and Development Regulations, and the posted maintenance bond, #11727 in the amount of \$26,671.00 is due to expire on May 5, 2006.

At this time there are no outstanding items in need of correction.

Staff recommends release of the Meadowlands Unit 2 maintenance guarantee.

Request a motion to release the Meadowlands Unit 2, Phase 3 and Phase 4 Public Improvement Maintenance Bond.

**ADMINISTRATION DEPARTMENT**

Village Administrator Jamie Bowden stated no items for discussion.

**POLICE DEPARTMENT**

Chief of Police Steve Admonis stated no items for discussion.

Submitted by  
Eileen Clark  
Village Clerk