

**CHANNAHON VILLAGE BOARD
COMMITTEE MEETING
MAY 15, 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, Chief of Police Steve Admonis, Director of Public Work Ed Dolezal, Chief Building Official Dave Cavanaugh, and Village Clerk Eileen Clark.

ADMINISTRATION DEPARTMENT

No formal items for discussion.

COMMUNITY DEVELOPMENT DEPARTMENT

Ritter Commercial P.U.D.

Chief Building Official Dave Cavanaugh stated the applicant presented concept plan for this site at the January 9, 2006, February 13, 2006 and March 13, 2006 Planning and Zoning Commission meetings.

The applicant is proposing to develop a multi-tenant commercial building on the vacant parcel between VCA Channahon Animal Hospital and Harris Bank on Route 6. The building is approximately 14,000 square feet. The developer plans to market the property to retailers and office users. Since the building is serviced by septic rather than municipal sewer, food users are not being targeted as potential tenants. Access to the site will be shared with Harris Bank on the west and Ranch Pharmacy/VCA Channahon Animal Hospital on the east.

The applicant is seeking to develop the site as a Planned Unit Development because the applicant is providing a 10' landscape buffer along the front of the property, instead of the 20' required by Village Code. This is due to the situation created when IDOT acquired additional right-of-way with the reconstruction of Route 6. There is still approximately an additional 30' of green area beyond that provided on the applicant's property with this right-of-way, providing 40' of green space/landscape between the edges of the parking lot and the sidewalk along Route 6.

The P.U.D. will allow the Village to include restrictions on the type of signage to be utilized on the building. The applicant has stated that he will not be requesting approval for a monument sign for the parcel. The landscaping, building materials, and other aspects of the site plan are consistent with the commercial design guidelines recently endorsed by the Planning and Zoning Commission.

The Planning and Zoning Commission recommended approval of the 10' landscape buffer and approved the Site Plan subject to P.U.D. approval at the May 8, 2006 meeting.

Staff recommends that the Village Board of Trustees approve the 10' foot landscape buffer for the Ritter Commercial P.U.D.

Re-Subdivision – Mack Truck

Chief Building Official Dave Cavanaugh stated Mack Truck is currently located on Lot 1, Remington Woods P.U.D. Applicant wishes to add 6300 sq. ft. to the east end of their building. This addition extends over the eastern line of Lot 1 and the western lot line of Lot 2. Mack truck owns both lots. The Village has requested that they consolidate the lots.

Applicant is seeking approval of the Final Plat consolidating Lot 1 and Lot 2 of Remington Woods P.U.D. into one lot.

On May 8, 2006, the Planning and Zoning Commission recommended approval of the Final Plat and approved the Site Plan subject to Board approval of the Final Plat.

Staff recommends that the Village Board of Trustees approve the Final Plat for the consolidation of Lot 1 and Lot 2 of Remington Woods P.U.D.

Coldwell Banker Honig Bell Concept Plan

Chief Building Official, Dave Cavanaugh stated Coldwell Banker Honig-Bell is interested in expanding the current building. Plans are to renovate the existing building and add an additional 2000 square feet. A second entrance will be required on Reed Street. On March 20, 2006, the Board of Trustees approved an expansion contingent on the current septic system being adequate and the owner following the Site Development process.

The Planning and Zoning Commission was favorably impressed with the Concept Review for Coldwell Banker Honig-Bell.

Staff requests that the Village Board of Trustees review the concept review for Coldwell Banker Honig-Bell and make recommendations on how to proceed.

Annexation Agreement for North Hansel Road Estates

Chief Building Official, Dave Cavanaugh stated Tricorp Development is seeking Board approval of the annexation agreement for a proposed single-family development on the Feeney Parcel on Hansel Road located west of Bell Road next to Hunter's Crossing. The proposal is for 24 single-family lots. The lots are a minimum of 12,000 square feet with a minimum lot width of 80 feet. The property is unincorporated and needs to be annexed into the Village.

The proposed lot width is consistent with the standard lot width for the R-1 zoning district. The minimum lot size in this district is 12,000 square feet. The comprehensive plan designates the use of this area as single-family residential. The Public Hearing for the annexation was held at the May 1st Board of Trustees meeting.

Staff recommends the Board of Trustees approve the Annexation Agreement for North Hansel Road Estates.

Preliminary Plat – North Hansel Road Estate

Chief Building Official, Dave Cavanaugh stated Tricorp Development is seeking Board approval of the Preliminary Plat for a proposed single-family development on the Feeney Parcel on Hansel Road located just west of Bell Road next to Hunter's Crossing. The proposal is for 24 single-family lots. The lots are a minimum of 12,000 square feet with a minimum lot width of 80 feet. The property is unincorporated. A proposed Annexation Agreement is being worked on.

The proposed lot width is consistent with the standard lot width for the R-1 zoning district. The minimum lot size in this district is 12,000 square feet. The comprehensive plan designates the use of this area as single-family residential.

The Planning and Zoning Commission approved the Preliminary Plat on April 10, 2006.

Staff recommends that the Village Board of Trustees approve the Preliminary Plat for North Hansel Road Estates.

IDOT Permit – Temporary Highway Access – Harris Bank

Village Administrator Jamie Bowden stated this was briefly discussed by the Village Board at the last meeting. It was the Village's belief that we should not proceed to allow this.

Staff has subsequently met with Mr. Joffe the developer. He has signed the Ridge Road agreement, and the Route 6 improvements are under IDOT review.

Mr. Joffe has been directed to finish the subdivision road to provide access. Harris Bank has made the subsequent request. He has indicated to Harris Bank, Mr. Joffe is the developer and is required to provide the access. If approved Harris Bank will have to indemnify the Village.

Requested Action: Request approval contingent on: (1) Joffe funding escrow for Ridge Road improvement; (2) Update on IDOT approval of Ridge Road improvement and construction timetable submitted.

FINANCE DEPARTMENT

Azavar Contract

Director of Finance Robert Guess stated at the April 3, 2006 Board Meeting, we asked the Board's permission to proceed with securing a contract with Azavar Technologies Corporation to audit any cable, gas, electric and telecommunications taxes due to the Village. A consortium of ten (10) villages and towns, (Braidwood, Channahon, Elwood, Lemont, Manhattan, Minooka, Plainfield, Romeoville, Shorewood, and Willowbrook) was put together by Village

Administrator Jim Grabowski of Minooka. The original contract called for a fee of 50% for a five-year period on any new revenues discovered.

The revised contract on behalf of the consortium is reduced by twelve (12%) percent to a new fee of 44% on any new revenues discovered for a five year period.

There is no cost to the Village unless they find any unpaid revenues. This is a true Win-Win for all the Villages.

We recommend the approval of the contract with Azavar Technologies Corporation for auditing gas, electric, cable and telecommunications taxes due to the Village.

POLICE DEPARTMENT

No formal items for discussion.

PUBLIC WORKS DEPARTMENT

Street Repairs Prior to Acceptance by Village

Director of Public Works Ed Dolezal presented maps indicating where road repair are needed.

Trustee Nash entered the meeting at 6:25 p.m.

Lengthy discussion followed.

Submitted by
Village Clerk
Eileen Clark