

**VILLAGE OF CHANNAHON
BOARD MEETING
SEPTEMBER 18, 2006**

Village President Cook called the meeting to order.

Pledge of Allegiance to the Flag was recited.

Roll call was taken with Trustees Davidson, Nash, Militello, McMillin, Lyons and Greco were present.

A quorum was present.

**CITIZEN/SPECIAL REQUESTS/PUBLIC HEARINGS
Highland Ridge Annexation Agreement**

Trustee Militello made the motion to Open the Public Hearing on Highland Ridge Annexation Agreement. Seconded by Trustee Greco.

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

Director of Community Development Mike McMahon stated that George Barr is proposing to develop 60 acres along Hansel Road west and north of the Wedgewood Highlands subdivision in unincorporated Grundy County. The proposed development will be a Planned Unit Development consisting of a mix of 53 single-family lots and 156 multi-family town home units on 39 lots.

On January 10, 2005, the Planning and Zoning Commission reviewed the concept plan. The minutes of that meeting indicate that only a proposal to vacate Hansel Road was an issue. Since then, the Village has decided to retain and improve Hansel Road.

On September 11, 2006, the Planning and zoning Commission held a public hearing for the rezoning of the parcel. Two individuals from the public gave testimony. Both were not in favor of the project due the multi-family aspect. One letter was received and read aloud expressing a favorable opinion of the project.

It should be noted that this project was delayed in 2005 primarily due to issues with a Nicor easement. Despite the delay, the developer continued on and assisted financially with the construction of the lift station serving the Highland Ridge subdivision as well as other developments in the area.

The Preliminary Plat and engineering are currently under review by staff. The proposed Annexation Agreement outlines the following:

The developer will contribute to the upgrade of Hansel Road Outlines design standards for both the single-family and multi-family units.

The Village agrees to R-1 Single Family Residential and R-3 Multi-Family residential Planned Unit Development zoning. The developer agrees to pay the Village Impact fee of \$2,500 per single-family unit and \$1,250 per multi-family unit.

Village Attorney Dave Silverman stated as Mike laid out for you pretty well the zoning and uses. There would be various plans that are attached as exhibits to the annexation agreement and also to the Planning Unit development ordinance and the developer would be required to conform with those plans as they develop the property. With regard to the attached single-family unit they would have to be in substantial conformist with the exhibits with shows the elevation for those units. With regard to the detached single-family units there is attached to the annexation agreement a set of standards, which they would be required to comply with. These were developed by staff along with the Village planner.

Most of the provisions in the annexation agreement are standard ones that we have all seen before. Unless there are questions I won't go over them. Required to pay all the Village fees that are in effect at the time they are due. They would pay \$250 per acre water redundancy fee. The Village has determined not to vacate Hansel Road but to leave Hansel Road in place so that the last few annexation agreements out in that area we required the developer contribute a specific amount of money as their proportionate share to improve Hansel Road. Again in this annexation agreement this developer would be required to commit \$230,000 to that project and there is also an escalator in there depending when that final plat gets approved, but the number we are looking at today is \$230,000 as their share of the Hansel Road improvement for which the Village would eventually let the contract. There is a Village development fee in this agreement the Village development fee would be \$2,500 per single-family detached dwelling units, \$1,250 per attached dwelling unit. There are again a set of requirements as to the performance standard for R-1 and the R-3 in the attached units to be no more that 4 units building. There will be a dedication to the Park District of land along with a cash contribution. I think that is being discussed with the Park District. Minimum square footage for the attached units are 1,200 sq. ft. and for the detached units it is 1,800 sq. ft. for a one story building, and 2,100 for a multi story building.

Trustee Davidson made the motion to Close Public Hearing. Seconded by Trustee Militello.

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

No action to be taken on this matter.

Anderson Commercial Annexation Agreement

Trustee Militello made the motion to Open Public Hearing on Anderson Commercial Annexation Agreement. Seconded by Trustee Davidson.

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

Director of Community Development Mike McMahon stated D and A Management is proposing to construct an 11,700 sq. ft. commercial building on a parcel in unincorporated Will County located at the corner of Canal and Frontage Roads. The applicant has petitioned to be annexed into the Village. Upon annexation, the property will be automatically be zoned R-1 Single Family. The property would then need to be rezoned to C-3 General Business District.

On September 11, 2006, the Planning and Zoning Commission held a public hearing for the rezoning of the parcel. A number of individuals from the public attended the hearing and gave testimony. Each person testifying was not in favor of the annexation or the rezoning due to a variety of issues including: increased traffic on Canal road and Frontage road, the condition of Frontage road, and fear of being annexed into the Village.

The Site Plan and engineering are currently under review.

On June 12, 2006, the Planning and Zoning Commission reviewed the concept Plan and gave favorable comments.

On June 19, 2006, the Village board reviewed the concept plan and also was favorable of the development.

Presently, there is no water/sewer service available and the development will be on well and septic. The applicant will be making a cash contribution for road improvements to Canal Road. Outside storage would be limited and fenced with all mechanicals being screened.

Village Attorney Dave Silverman stated this is a proposed annexation agreement between the Village and D and A Management Company. It deals with the property, commonly called the Anderson property along Canal Road. Annexation provides C-3 commercial zoning, and contemplates property would be used for commercial office and indoor storage units in conformance with the site plan. Property would have to be developed in accordance with that site plan. No sewer or water is available at this point, so when it becomes available within 250 ft. of the property line the owner would be required to connect and pay all fees then. Donation of right-of-way we will be asking for from the owners along Canal Road. A contribution of \$9,400 would for improvements to be made in the future along Canal Road. Those are the significant portions of the annexation agreement.

Mr. Roger Thornton, 24125 W. Canal Road, stated this is going to ruin the wetland and wildlife along Canal Road. Also traffic on Canal Road and Frontage Road will be heavy. There is land west of McDonalds that could be used.

Lois McCord 24145 S. Canal Road, stated she has lived her for years and the reason they built on Canal Road was for the quiet atmosphere and country living.

JoAnn Morris 24135 S. Canal Road, asked why don't they use the trailer court for this. It is a mess when you come into town.

Larry Morris 242135 S. Canal Road, we have lived here for over 40 years and built on Canal Road for the quiet life. Now with this building going up the noise and traffic will be terrible.

John Felton, on behalf of the developers, this is a fairly small commercial development and you will be getting rid of an eyesore. This going to be a nice development that is going to go in there. There are a number of commercial developments along the Frontage Road already.

Trustee Davidson asked Village Attorney Dave Silverman if there was a way to have them make improvements along Frontage Road.

Village Attorney Dave Silverman stated certainly you can do that, I guess the question you have to put to the developer, they would have to think about it and would it be viable for them to make improvement. My guess is it would be pretty costly and this is a small development.

Trustee Davidson made the motion to close the Public Hearing. Seconded by Trustee Greco.

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

The Village Board as a matter of rule will take all comments made under consideration along with the other facts of the case and will make the determination on how to proceed based upon that evidence and staffs recommendation at the next Board meeting.

CONSENT AGENDA

Trustee Nash made the motion to approve the Consent Agenda. Seconded by Trustee Greco.

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

Items approved at this time are as follows:

1. Minutes.....Committee Meeting.....September 5, 2006
2. Minutes.....Board Meeting.....September 5, 2006
3. Minutes.....Executive Session.....September 5, 2006
4. Bills listSeptember 18, 2006

REPORTS & COMMUNICATIONS FROM VILLAGE OFFICIALS

A. Village President

Village President Cook stated that the September 11, 2006 ceremony was well attended. CEC did a great job in putting it together. I would like to thank Chief Admonis for the fine speech he gave, don't think there was a dry eye around us. Also thank Chief Riddle for his speech and the ceremony of ringing of the bell.

On September 17, 2006 the ground breaking for the new high school in Channahon was held. I attended along with Trustees Nash and McMillin. Only thing on the sign they did not put Channahon anywhere. The citizens of Channahon have put a lot of tax money into the district.

Remember on September 24, 2006 will be the Village Picnic from 1 to 5. We will also be celebrating the Villages 45th Anniversary.

B. Community Development

Director of Community Development Mike McMahon stated staff recommends that the Village Board of Trustees approve the Minooka Community High School District #111 new High School Site Plan.

Trustee Lyons made the motion to approve the site plan for the Minooka Community High School District #111 new High School Site Plan. Seconded by Trustee Nash.

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

Director of Community Development Mike McMahon stated staff recommends the Village Board of Trustees approve the Final Site Plan for Callista Elder Care.

Trustee Lyons made the motion to approve the Final Site Plan for Callista Elder Care. Seconded by Trustee Militello.

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

The Planning Commission will hold their regular meeting Monday October 9, 2006 at Channahon Municipal Building at 6:00 p.m.

C. Finance Department

D. Police Department

Police Chief Admonis read a letter he received from Dave Harkey in regards to officers coming to the neighborhood block party and discuss the neighborhood watch and how it can help.

They have 83 candidates to take the exam for the Police Department.

They are installing the new light bars on the squad cars.

Chief Steve Admonis presented his monthly report for the month of August 2006.

E. Public Works Department

Director of Public Works Ed Dolezal requested a motion to approve the contract with Synagro for sludge processing at \$0.07 per gallon.

Trustee Lyons made the motion to approve the Sludge process at \$0.07 per gallon.
Seconded by Trustee McMillin.

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

Director of Public Works Ed Dolezal presented an ordinance establishing a maximum speed limit (Ridge Road South of U. S. Route 6) and waive second read.

Trustee Lyons made the motion to approve Ordinance No. 1440, An Ordinance establishing a Maximum Speed Limit (Ridge Road South of U. S. Route 6 and waive second read. Seconded by Trustee Militello.

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

Director of Public Works Ed Dolezal presented a resolution, IDOT Resolution for Route 6 Improvements.

Trustee Militello made the motion to approve Resolution No. 428, A Resolution with IDOT for Route 6 Improvements. Seconded by Trustee Greco.

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

Director of Public Works Ed Dolezal presented a resolution authorizing certain agreements between the Village of Channahon and Southern Crossings-Channahon, LLC.

Trustee Greco made the motion to approve Resolution No. 429, A Resolution Authorizing Certain Agreements Between the Village of Channahon and Southern Crossings-Channahon LLC. Seconded by Trustee Lyons.

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

Director of Public Works Ed Dolezal presented a Resolution Authorizing the Execution of a Letter of Understanding Between the Village of Channahon (“Village”) and The Illinois Department of Transportation (“IDOT”).

Trustee Militello made the motion to approve Resolution No. 430, A Resolution Authorizing the Execution of a Letter of Understanding Between the Village of Channahon (“Village”) and the Illinois Department of Transportation (“IDOT”).
Seconded by Trustee Nash.

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

F. Village Attorney

Village Attorney Dave Silverman stated no report.

G. Village Administrator

Village Administrator Jamie Bowden presented a resolution consenting to the creation of a county economic development project area.

Trustee Militello made the motion to approve Resolution No. 431, A Resolution consenting to the Creation of a County Economic Development Project Area.
Seconded by Trustee Lyons.

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

Village Administrator Jamie Bowden stated he was contacted by Waste Management in regard to leaf pick up. There are two (2) days available November 4th and November 18th. Village Administrator Bowden stated he will get the dates in the newsletter.

COMMITTEE REPORTS

Public Safety – Trustee Greco – no report.

Public Works – Trustee McMillin

Trustee McMillin stated the Public Works did a great job handling the heavy rain problems in the Village.

Trustee McMillin stated a resident in Hunters Crossing is to e-mail him some pictures of high water marks from the last heavy rain.

Code Enforcement – Trustee Nash – no report.

Finance/Public Health & Emergency Support- Trustee Lyons – no report.

Community and Legislative Affairs – Trustee Militello

Trustee Militello stated Robin Vaickus from the CEC is present and let her tell about the Village Picnic on Sunday September 24, 2006.

Robin Vaikus stated there will be a Rock Climbing Wall, Miniature Golf, the Jumping Cage, a Pet Show, Two Clowns Face Painting, Jackhammers Jammers will be here and

there will be Hot Dogs, Chips and water. Also have the Dare Car and a Fire Truck here. The picnic starts at 1:00 p.m. and ends at 5:00 p.m.

Human Resources – Trustee Davidson- no report.

OLD BUSINESS

NEW BUSINESS

COMMENTS FROM THE FLOOR

EXECUTIVE SESSION

Trustee Lyons 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 Militello.

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

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

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

Trustee Lyons made the motion to adjourn. Seconded by Trustee Davidson.

VERBAL VOTE: ALL AYES MOTION CARRIED

Submitted by
Village Clerk
Eileen Clark