

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

Village President Cook called the meeting to order at 6:00 p.m. with Trustees Militello, McMillin, Lyons and Greco were present. Trustees Davidson and Nash were 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 Works Ed Dolezal Director of Community Development Mike McMahon, and Village Clerk Eileen Clark.

**ADMINISTRATION DEPARTMENT**

**A Resolution Consenting to the Creation of a County Economic**

Village Administrator Jamie Bowden stated this resolution is up for 1<sup>st</sup> Read, A Resolution Consenting to the Creation of a County Economic Development Project Area . Grundy County Economic Development Council has made a prior presentation.

The program will allow us to be more competitive in Grundy County in regards to the Machine and Equipment Tax.

Discussion followed.

**COMMUNITY DEVELOPMENT**

**Whispering Oaks Townhomes Concept Plan**

Director of Community Development Mike McMahon stated the Whispering Oaks group are not here at present.

On March 20, 2006, the Village Board approved the Final Plat of the Whispering Oaks Subdivision. The development was approved under R-1 single family zoning with 162 single-family lots.

On August 17, 2006, Ari Rosenthal, Tom Scofield and Patrick Lancaster met with Village staff to discuss developing 16 of the platted single-family lots into town-homes. The lots are located at the north end of the subdivision adjacent to a Com-Ed easement. Mr. Rosenthal stated these lots are not selling and contributes this to their proximity to the existing power lines. In order to make the lots more attractive, the developers are requesting a multi-family use. This will require rezoning and an amendment to the original annexation agreement.

Request to bring this up later in the meeting

## **Doka USA Concept Plan**

Doka USA Ltd. is under contract to purchase Lot 6 in the Remington Woods PUD (21 acres) to relocate its Midwestern offices and operations. Doka sells and rents concrete forming solutions to contractors for use on job sites. The proposed facility would employ approximately 40 with plans to increase to 75 employees by 2010. The majority of these positions will have an above average hourly pay rate of \$25.00 per hour.

Customers either pick-up the forming equipment at Doka's facility or the company can deliver. The average truck traffic per day is estimated to be 5.

Doka proposes to construct an 8,000 to 10,000 square foot one story office building and a 40,000 square foot warehouse and showroom. There will also be considerable outside storage for the concrete forms. A rainwater runoff collection system will be utilized to collect runoff before it moves off site. The majority of all cleaning, maintenance and fabrication of the forms will be done inside the warehouse assuring not to be a loud operation. A combination of landscaping and screening will be utilized for the outside storage equipment area. Doka's is proposing to construct a large landscape berm along its eastern property line with Remington Woods.

Staff has determined the current zoning of C-3 General Business District is consistent with the desired use. The concept plan, landscape plan and architectural elevations are consistent with Village Code. Staff is currently reviewing the site plan and engineering.

Discussion followed.

Consensus of the Board was in favor of the concept plan.

## **Final Site Plan New High School**

Director of Community Development Mike McMahon stated Minooka Community High School District #111 is in the process of constructing a second high school campus in Channahon.

The 67-acre site is located on the south side of Route 6 directly west of the Hunters Crossing Subdivision. The site is zoned R-1 Single Family and vacant.

The main building will be 283,145 square feet in size, 3 stories in height, with 878 standard classrooms, specialty classrooms and physical education instructional space for a total of 88 teaching stations. It will have a capacity of 2,000+ students with 408 parking spaces. The total cost of the project is \$54.4 Million. Construction is expected to last two (2) years. It is planned to open in the fall of 2008 and serve freshman and sophomores only.

Staff has determined the current zoning of R-1 Single Family is consistent with the desired use. The main building's exterior material will be brick. The Site Plan, landscape plan and architectural elevations are consistent with the Village Code.

Engineering plans have been submitted and are under review. A Site Development Permit has been issued for mass grading and drainage only.

Staff recommends that the Village Board of Trustees approve the Minooka Community High School District #111 new High School Site Plan.

Village President Cook stated they had the ground breaking on Sunday, who attended as well as Trustee McMillin and Trustee Nash. Something the residents have asked for having a high school. Only thing I would like to see on the sign is that it said everything but Channahon. A lot of tax dollars are going to fund this new facility it would certainly be nice if the school board took into consideration this is a Channahon campus, and made note of that, as Channahon does give a lion's share of tax dollars into that school district.

### **Callista Elder Care Site Plan**

Ms. Darla Bradley presented site plan.

Director of Community Development Mike McMahon stated owner Darla Bradley is proposing to build an elder care facility on Unit 7 of McDonald Manor located on the NW corner of McDonald Drive and U.S. Route 6. The property is currently zoned C-3 General Business District. This is consistent with C-3 zoning. The property size is approximately 5.65 acres.

The facility will ultimately contain five building to be built in three phases. Phase 1 should be completed by the fall of 2007. The buildings will be one story and contain 12 bedrooms. Each building will be 6,992 sq.ft. and will be residential in design and function.

On January 9, 2006, the Planning and Zoning Commission reviewed the Concept Plan. At that meeting, the consensus was for a mixture of single-family residential and an elder care facility. The Planning and Zoning Commission had concern about the single-family element. The project has been redesigned to incorporate only the elder care facility.

On July 7, 2006, the Village Board of Trustees reviewed the Concept Plan.

On August 14, 2006, the Planning and Zoning Commission approved the Site Plan. However, the developer proposed scaling back the first phase of the development and reduce the amount of stonework on the buildings. Staff indicated that the Planning and Zoning Commission can still approve the Site Plan and staff would request a re-submittal of the engineering and architectural elevations before it is taken to the Board for final approval.

Commissioner Cynthia June was concerned that the developer may further reduce the project scope after the Planning and zoning Commission approves the Site Plan. Mr. Tonelli stated the developer would be bound by the final approved Site Plan. Several

Commissioners were concerned with the reduction in the amount of stone to be used, adequate berming and landscaping. Ms. Bradley stated they would utilize brick instead of stone in an effort to have the elevations contain more masonry. Staff indicated the landscaping proposed is adequate.

Staff recommends the Village Board of Trustees approve the Final Site Plan for Callista Elder Care.

Trustee Nash asked if this is a hospice or living? Are they not expecting real sitting areas for visitor in the resident's room?

Ms. Bradley stated it is a little different concept from what we are trying to create. We are trying to create more of a community thing a little less of isolation on the part of the resident. The rooms are a little smaller bring them to be more involved in the community.

### **Whispering Oaks Town-Homes Concept Plan**

Director of Community Development Mike McMahon stated the Whispering Oaks developers are present now, they are requesting to re-plat 16 of the single-family lots into multi-family lots.

Consensus of the Board is to move forward.

### **Development Process**

Village Administrator Jamie Bowden stated that one of Mike McMahon's first priorities when he began work with the Village was to review and update the Village's development review process.

After I had been here a couple of months Mike came in, the Village has a Development Review Handbook and a major task was updating the Development Handbook. This document is handed out to individuals that are planning to develop real estate within the Village. The previous edition lacked key information concerning new procedures that were put in place since the Handbook was last updated.

One substantial change in the Handbook is the addition of an overview of the Village's development process to include plan reviews. There was a little bit of a confusion on the process. One thing we discussed was when submittals come in they will be directed to Mike's office and he will disseminate the information to the right departments, engineering, planning, administration and legal. Kind of centralize it. It was also believed that when plans are submitted their development is automatically placed on the next Planning and Zoning Commission or Board of Trustee meeting agenda. Again, some confusion when submittal was made assumption it would go on the agenda. The plan review process was more clearly defined. Additionally, staff will review all submittals when reviewed to determine if all the information needed or requested was submitted. A letter will be sent immediately indicating compliance or noting deficiencies

with the submittal. The formal plan review process will not begin until all information is submitted, sometimes getting them in piece-meal. It was never a review that said, these are the items needed to review it. Go over the checklist and get back to them if they don't get it. The formal plan review process will not begin until all information is submitted, again centralized in the Development Department.

Another change Village Staff is going to adhere to is not approving Final Plats or Site Plans until the final engineering is approved. What we have done has to do with some of the continuing projects, is that when a project is approved contingent on engineering, it puts the pressure back on Village staff to complete the review often in an unrealistic time frame.

We have been bringing things forward not in order, it has caused problems after the fact. We are going to be a little more stricter on that, getting things in order before bringing it to the Board for review.

The thing we are going to do is make a list of all the developers and land owners and engineers we deal with and have not a work study session but an info session with staff and say this is the review process, this what we are going to do and this is what we expect, get questions from them, see what their thoughts are on the process, how we can improve it and vice-versa, so there is more communication between us, for the process is a little more defined and a little more detailed.

Not a bad process just needs some work and stream line it. So there is no confusion.

Village President Cook asked Village Administrator Bowden are we also setting some standards for us internally to meet some time frames and goals for responding to landowners out there.

Village Administrator Bowden stated there are some time frames and time frames for review. From the service standpoint, we will be accommodating, if we are not doing something in a timely manner, I will make sure that we are. Certain time frames are put in there that we need this minimum time review 10 days or 30 days for review. We will prioritize it and make sure we meet those time frames. What causes us some concern is that some of it is coming in piece-meal.

Discussion followed.

### **FINANCE DEPARTMENT**

Director of Finance Robert Guess stated no formal item for discussion.

### **POLICE DEPARTMENT**

Chief of Police Steve Admonis stated no formal item for discussion.

## **PUBLIC WORKS DEPARTMENT**

### **Sludge Hauling**

Director of Public Works Ed Dolezal stated process and removal of approximately 350,000 gallons of sludge from the wastewater treatment plant. This sludge is created as part of the wastewater treatment process. The cost will be \$.07 per gallon or approximately \$24,500.00. This process takes place at our wastewater treatment plant on Blackberry Lane about every six (6) months.

We are asking the Village Board to approve Synagro to perform this work. The cost to remove the sludge will come from the Utility fund, account #30-71-545.000 for the 2006-2007 budget. This has been reviewed by staff and is in line with past practice.

Request a motion to approve the contract with Synagro for sludge processing at \$0.07 per gallon.

### **An Ordinance Establishing a Maximum Speed Limit (Ridge Road South of U.S. Route 6) 1<sup>ST</sup> Read**

Director of Public Works Ed Dolezal presented an ordinance to reduce the speed limit on Ridge Road south of Route 6, between Hansel and Route 6 to 35 miles per hour. We now have a design for the new road going on that is being built and signalization has been designed for 35-mile per hour speed limit south.

We are looking for action for this to be made a 35-mile per hour speed limit.

### **IDOT Resolution for Route 6 Improvements**

Director of Public Works Ed Dolezal stated going to ask for a motion at the Board Meeting tonight to effect approve a future IDOT resolution. IDOT won't write the resolution until the permits issued. We want to get the permit issued and be prepared and have them constructing out there and have some luck getting this thing done this year. Village Attorney maybe can draft some language for that motion, phantom motion.

Village Attorney Dave Silverman stated every time we do a project with IDOT, they require us to do a resolution. That resolution looks 99% the same each and every time we see it. What is different on it is the conditions for the particular project are added on.

We have been working hard with the developers out there and they have been working hard with us and IDOT to get this project done this summer. Particularly with regard to Ridge Road and Route 6 to get that intersection completed, and get the signalization done on that, primarily for safety reasons and secondarily get Walgreens going in business as they need road improvements done. It is sort of an unusual request not having the resolution in front of you, I think the engineering staff is comfortable that they know

what it is going to say when it gets here. It is one that we really don't have a lot of discretion or say so in any event.

**Resolution Authorizing Certain Agreements Between the Village of Channahon and Southern Crossings-Channahon LLC**

Director of Public Works Ed Dolezal presented a resolution having the Village entering into two (2) agreements with Southern Crossings-Channahon LLC the developer on Route 6. One of the agreements is the addendum agreement that we have done in the past, we have entered into them before, that is where the Village is the actual permittee with IDOT, we have the developer indemnify us from any liability.

The other agreement there is an agreement with Southern Crossings that allows the installation of pedestrian crosswalks, north and south crosswalks at Ridge Road and Yellow Pine. There is a cost sharing agreement, it is outlined in the agreement.

**Resolution Authorizing the Execution of a Letter of Understanding Between the Village of Channahon ("Village") and the Illinois Department Of Transportation ("IDOT")**

Director of Public Works Ed Dolezal stated this is associated with the construction of Ridge and Yellow Pine. This is an agreement with us and IDOT this time for the maintenance of some of those improvements, such as signalization. The signalization in this resolution splits the cost 50-50 between the Village and the state. Actually Ridge Road, the county has the north leg. The county had a hard time agreeing to the language the state wanted.