

**CHANNAHON VILLAGE BOARD  
COMMITTEE MEETING  
FEBRUARY 19, 2007**

Village President Joe Cook called the meeting to order with Trustees Davidson, Nash, Militello, McMillin, Lyons and Greco were present.

Also present were Village Administrator Jamie Bowden, Village Attorney Justin Fredin, Director of Finance Robert Guess, Chief of Police Steve Admonis, Director of Public Works Ed Dolezal, Director of Community Development Mike McMahon and Deputy Clerk Leti Anselme.

**COMMUNITY DEVELOPMENT DEPARTMENT**

**Whispering Oaks Rezone Ordinance and Final Plat**

Director of Community Development Mike McMahon stated on January 8, 2007, the Planning and Zoning Commission recommended approval of the preliminary plat and the rezoning of Lots 1-14 from R-1 to R-3.

On January 15, 2007, the Village Board of Trustees approved the preliminary plat and the rezoning of Lots 1-14 from R-1 to R-3. At the meeting a rezoning ordinance was not presented. We would like approval to waive second read.

**Requested Action:** Staff recommends the Village Board of Trustees approve the Ordinance to rezone Lots 1-14 from R-1 single-family to R-3 multi-family and approve the Final Plat in accordance with the reviewed plans.

**Ordinance approving the 2006 International Building Code**

**Ordinance approving the 2006 Property Maintenance Code**

**Ordinance approving the 2006 International Residential Code**

Director of Community Development Mike McMahon stated, the next three Ordinances, Building Code, Property Maintenance Code and Residential Code, basically back in 1998, the Village of Channahon approved an ordinance adopting all of these the National Building Code, which became the official building code. From time to time the International Code Council updates the code. The last time they did that was in 2003. The Village did not adopt the code at the time.

Staff recommends that the Village Board of Trustees approve the Ordinance approving the 2006 International Building Code, the 2006 Property Maintenance Code, and the 2006 International Residential Code with the additions, insertions, deletions and changes as the Building Code of the Village of Channahon and waive the second read.

Trustee Davidson has a concern with amending BOCA no longer around.

Discussion followed.

**Ordinance Requiring a Foundation and Final Grading Survey**

Director of Community Development Mike McMahon stated in order to better regulate the construction of new buildings within the Village, staff is requesting that contractors provide foundation and final grade surveys during the construction process.

Once the foundation is poured, a foundation survey will be required that includes the exact location and elevations of the foundation and footings in relation to the lot lines.

Prior to the issuance of an Occupancy Permit by the Chief Building Official, a final grading survey shall be required after the lot has been final graded and topsoil is in place. This survey shall be topographic survey by a registered land surveyor of the State of Illinois depicting final grade spot elevations at all lot corners and at the mid point of each lot line between corners of the lot and at all locations of spot elevations shown on the approved grading plan.

Discussion followed.

**Requested action:** Staff recommends that the Village Board of Trustees approve the ordinance requiring foundation and final grading surveys and waive second read.

#### **Ordinance Amending Title XV, Chapter 155: Swimming Pools**

Director of Community Development Mike McMahon stated after a review of the Village's Swimming Pool regulations (Title XV, Chapter 155), the current Building Code and the proposed 2006 International Building Code, staff discovered an inconsistency in the definition of a swimming pool.

Chapter 155 currently defines a swimming pool as:

“Any structure intended for swimming purposes, above or below grade located upon the premises or in conjunction with a private residence for exclusive use of the owner and guests and shall exclude portable pools less than 36 inches in depth.”

The 36-inch rule is inconsistent with the current building code (1996) and the proposed 2006 International Building Code. Both Codes define the depth of a swimming pool as 24 inches.

The new ordinance will better define swimming pools, hot tubs and spas etc. as follows:

“Any structure intended for swimming or recreational bathing that contains water over 24 inches (610 mm) deep.”

Trustee Davidson had concerns with a repealer clause in the ordinance the village supercedes. Village Attorney Justin Fredin agreed with Trustee Davidson.

Discussion followed.

**Requested Action:** Staff recommends that the Village Board of Trustees approve the ordinance amending Title XV, Chapter 155: Swimming Pools.

#### **Ordinance Approving a Recapture Agreement with Channahon LLC**

Director of Community Development Mike McMahon stated Channahon, LLC is planning to develop 3.55 acres on Route 6 just south of Roberts Road. The proposed development has not

gone before either the Planning and Zoning Commission nor the Village Board of Trustees under concept plan as of yet. The development being discussed is a 35,000 sq. ft. retail/office mix-use.

The project is in need of sanitary sewer, which is not available at this time. Channahon, LLC is proposing to construct a 10" sanitary sewer line on the south side of Route 6 from Navajo Drive to Roberts Road. Channahon, LLC is requesting the Village approve a Recapture Agreement assigning a pro rata share of the final construction cost to ten properties along the route.

The estimated cost of constructing the sanitary sewer line is \$244,083. The ten properties's pro rata shares are due only when and if they request to tap-on to the sanitary sewer.

Also waive the Recapture fees assigned to Navajo Drive sewer line that the Village put installed. It is on one user but multiple users.

Discussion followed.

**Requested Action:** Staff recommends that the Village Board of Trustees approve the ordinance for the Channahon, LLC Recapture Agreement and waive second read.

#### **FINANCE DEPARTMENT**

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

#### **POLICE DEPARTMENT**

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

#### **PUBLIC WORKS DEPARTMENT**

##### **Water Treatment Plant Change of Construction Contract**

Director of Public Works Ed Dolezal stated our intention with the new water treatment plant addition on McKinley Woods Road was to use the same precast concrete panels as the existing building from the same supplier. That supplier is not interested in making panels for this project due to the small size and liabilities for matching the color.

Strand Associates found a company that is able to provide the same panels, presentation to the Board was not required.

##### **Change Order Dove Drive Sidewalk Project**

Director of Public Works Ed Dolezal stated due to the field modifications noted on Change Order #1, the quantities for earth excavation were increased and the quantities for concrete walk, as measured after project completion, have been reduced. These changes generate a new increase of \$5,544.75 over the previously adjusted contract cost of \$102,936.75. This results in a final contract value of \$108,481.50. The Engineer's Estimate of Probable Construction Cost was \$116,927.00.

**Requested Action:** Request a motion to approve Change Order #2 for the Dove Drive Sidewalk Project in the amount of \$5,544.75.

**Award Engineering for Pond Erosion in The Highlands**

Director of Public Works Ed Dolezal stated prior to the FY2006-2007 budget process two (2) ponds in The Highlands Subdivision were identified as having severe erosion problems at the outfall structures and funds were included in the budget for engineering. Both ponds outfall into deep natural ravines and further erosion probably will result in the collapse of the outfall structures and in one pond's case the whole side of the pond is in danger of collapse. This erosion is more than an aesthetic problem as it is jeopardizing the function of the ponds.

Trustee Nash stated the pond is located on Highland and Jacob, no houses are there yet. Trustee Greco asked what are we proposing?

Director of Public Works Ed Dolezal stated proposals to engineer a solution were requested from two prequalified firms, Baxter & Woodman and Christopher B. Burke Engineering. Reviewed by myself and the Village Administrator Jamie Bowden resulted in the following requested action. Construction funding is proposed for next fiscal year.

**Requested Action:** Approval to enter into an agreement with Baxter & Woodman for engineering services as requested for proposals and as described in their proposal and follow up correspondence for a not to exceed amount of \$17,150.00.

**Subdivision Guarantee for Channahon Town Center Unit 2A**

Director of Public Works Ed Dolezal stated Channahon Town Center Unit 2A provided a Subdivision Guarantee in the amount of \$22,800 cash when applying for a site development permit. The purpose was to insure initial mass grading and erosion control measures were completed. Village staff has confirmed those tasks were satisfactorily completed.

Subdivision Guarantee letters of Credit have been posted in the amount shown below. Because a portion of Step 1 monies duplicates the guarantee described above, the developer is entitled to a refund of the original \$22,800 cash. The Subdivision Guarantee breakdown is currently as follows:

Permit/Grading	\$ 22,800
Step 1	\$ 841,045
Step 2	\$ 609,053
Step 3	\$ 89,688
Step 4	\$ 132,240

Thereafter, if the requested action is approved, the Village will be returning \$22,800 to the developer and continue to hold Letters of Credit Steps 1-4 in the amounts listed above.

**Requested Action:** A motion to refund \$22,800 to the developer.

**ADMINISTRATION DEPARTMENT**

**Fire Impact Fees**

Village Administrator Jamie Bowden discussed impact fees in other Communities. Fire Chief Riddle is out of town, so we will wait until he gets back for further discussion.