

**CHANNAHON VILLAGE BOARD  
COMMITTEE MEETING  
MAY 7, 2007**

Village President Joe Cook called the meeting to order at 6:00 p.m. with Trustees Davidson, Nash, Militello, McMillin, Lyons and Greco present.

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

**COMMUNITY DEVELOPMENT DEPARTMENT**

**Whispering Oaks Plat of Vacation**

Director of Community Development Mike McMahan stated staff is seeking approval from the Village Board to approve a Plat of Vacation for Whispering Oaks in reference to the rezoning of the R-1 Single Family Residential to the R-3 Multi-Family Residential.

McMahan stated that the new plat did not have the required easement vacations on it.

**Hiring an Inspector Coordinator**

McMahan stated that this is an item that he would like to discuss in Executive Session.

**Marketing Brochure Update from the Gammon Group**

McMahan stated that the Gammon Group has been working on a marketing piece for the Village. He presented the brochure to the Village Board through a power point presentation.

**Voss Concept Plan**

McMahan stated that John Voss is proposing a new concept plan for the 290 acre parcel located adjacent to McKinley Woods Rd and is seeking comments from the Village Board of Trustees.

Over the past several years, a number of concepts have been proposed for the subject property. On August 9, 2004, the Planning and Zoning Commission reviewed the last concept plan that included 685 units with a minimum lot size of 6,500 sq. ft. and a gross density of 2.4 units per acre. At that time, the Commission and staff were concerned with:

- Large number of lots and overall density
- Small lot sizes
- Anti-monotony concerns
- Improvements to McKinley Woods Rd. with additional ingress/egress

The current concept plan consists of 512 single-family lots and 154 multi-family units. The single-family lots have a minimum lot size of 10,000 sq. ft. and an average of 12,232 sq. ft. According to the applicant's engineer, 177 lots are between 10,000-11,000 sq. ft., 45 lots are between 11,000-12,000 sq. ft., and 290 lots are above 12,000 sq. ft. The gross density is 2.3 units/acre. Seven acres are proposed for a park with bike/walking paths; however, the Park District has not commented on this plan. Upon review of the concept plan, staff has offered the following comments:

- Landscape common area along McKinley Woods Rd with a bike path along the entire Voss property.
- Covenants to prohibit privacy fences along McKinley Woods Rd.
- Cul-de-sac islands to be maintained by the HOA.

A majority of the subject property is currently unincorporated and will need to be annexed into the Village. As part of the Annexation Agreement discussions with Village staff, the applicant has agreed to donate 16 acres along Blackberry Drive for future expansion of the waste water treatment plant in exchange for lot sizes under the 12,000 sq. ft. requirement. The Village's Comprehensive Plan states, "In instances where creative site design can protect important resources, provide community amenities or promote other objectives stated in this plan, the Village will evaluate allowing a reduction in residential lot sizes and lot widths (generally part of a planned unit development)."

Channahon's Waste Water Treatment Plan is currently approaching capacity to serve the remaining platted lots in the Village limits. The full build out of already platted lots necessitates the expansion, and the demand will only increase with the development of the subject property, Briscoe Farms, Sharp's remaining Hunters Crossing phases, and the Material Services property. The expansion of the waste water treatment plant will be necessary in the next 5-10 years to fully service waste water, and eventually house street department operations once maximum development is reached. If the Village does not acquire this land through donation, it may need to purchase the property. The 16 acres is roughly appraised at \$1,120,000, according to the Village's own land value requirements.

The concept plan depicts a road network that connects McKinley Woods Rd. and Blackberry Dr. The Forest Preserve District of Will County has suggested that this route, when completed, be the main route to Moose Island. Staff is in agreement with this idea as Bridge Street and Blackberry Dr. are older township local roads that are not designed to handle the amount of traffic Moose Island will generate. The question that remains is should a collector road (wider width and no driveways) be constructed between McKinley Woods Rd. and Blackberry Dr. The only downside to this plan is there is a steep ravine that this road will be constructed on.

Other topics of the Annexation Agreement discussion included:

- The applicant will be required to expand McKinley Woods Rd with a collector road profile. The Village agrees to a recapture for these improvements.
- The applicant will be required to contribute to signalization of McKinley Woods Rd. and Route 6.
- Design standards and anti-monotony controls.
- Several lots appear to be located on steep ravines. Staff will suggest removal or adjusting during platting.

On April 9, 2007, the Planning and Zoning Commission reviewed the concept plan. The Commission was in agreement that they were not in favor of the undersized lots; however, they did express concern over the need for the McKinley Woods Rd. expansion as well as the 16 acres for the waster water treatment plant. Several Commission members stated they were not in favor of the town home phase.

Architectural elevations have not been provided as the construction of housing may be by custom home builders.

McMahon stated that John Voss was present for any questions the Village Board may have.

Trustee McMillin asked if there is going to be a bike path on McKinley Woods Road. McMahon stated yes. Trustee McMillin asked if it would connect to Blackberry. McMahon stated that he will look into that.

Trustee Nash asked if the Village has heard from the schools about this subdivision. McMahon stated that only District 17 has seen this plan and that all the schools would be forwarded the plan during preliminary platting. Trustee Nash is concerned about 512 homes adding more students.

Village President Cook stated that he would like to get as many or all of the lots up to 12,000. He stated that the Village will look internally about the number of townhomes that have been platted verses the market for them. He would like to see how they are selling. He feels a collector road all the way through the project is needed and that other new subdivisions were poorly planned without collectors. Some examples he mentioned were Bell Road, Old Kerry, and a south collector anywhere west of McKinley Woods Road. He mentioned with the amount of acres to be developed, it would be missed by not having a full collector going through. Especially if it is anticipated to be used by the Will County Forest Preserve District (WCFPD), to service that area.

McMahon also stated that Larry Newton, WCFPD, was present. Mr. Newton stated that the WCFPD has been after this property for a number of years because of its location near the Four Rivers Environmental Education Center (Moose Island) and McKinley Woods. The WCFPD has been in contact with the Village to have the main entrance to Four Rivers be off of McKinley Woods Road rather than Blackberry.

Mr. Newton's would like to see a bike trail extend to Four Rivers. He questioned who is going to maintain the undeveloped ravines. Is it going to be an easement or is the homeowners association going to maintain it? He asked if the Village might be interested in either ownership or easement, so that the WCFPD can manage the ravine.

Mr. Newton stated that they are not opposed to the development, but would like for some of the lots by the ravine be moved further away. He requested a buffer from the ravines. Village President Cook stated that in the past some of the ravines in other subdivision have been turned over to the park district. Village President Cook stated that the ravine could be entertained to the WCFPD.

The Board made no other comments.

### **MISCELLANEOUS**

Village President Cook stated that when the local newspaper prints that a developer has come forward with a concept plan, it gets put in the paper as if we are considering this at this time. This is a concept plan. It gives the Board the ability to make some comments to the developer,

so that they can start incorporating the comments into a plan. Then they are not spending lots of money as they move their plan forward. He feels that when the public reads the article in the newspaper, they feel it is a done deal. Jeanne Millsap from the newspaper was present and asked if it is the headline of the article that is the problem. Village President Cook stated that it typically is the headline. Ms. Millsap will forward the information to the editors.

## **FINANCE DEPARTMENT**

### **Channahon Night at Grundy County Speedway**

Finance Director Bob Guess stated that the United Midget Auto Racing Association, Inc. (UMARA) and its president, Steve Thinnes, would like to partner with the Village of Channahon for a special event on June 9, 2007 at Grundy County Speedway to be known as "Village of Channahon Night at Grundy County Speedway". UMARA offers a variety of different classes of open-wheel competition every Saturday night at Grundy County Speedway located one mile north of I-80 on Illinois Route 47. The normal admission price is \$12.00 for adults, \$7.00 for children 12 and above, and children under 12 free.

Guess stated that the Mr. Thinnes is starting a program with the towns around the speedway. The "Village of Channahon Night at Grundy County Speedway" will offer Channahon residents an admission cost of \$2.00 on June 9, 2007 with showing a valid driver's license or Village water bill.

In return, UMARA is looking for advertising support on that Thursday and Friday previous to the race along with the Village putting something on the web, cable and/or note on the utility bill. A Trustee suggested a postcard oppose to a flyer. The total commitment in terms of dollars would not exceed \$1,000.

Guess stated that Mr. Thinnes was present if anyone had questions. A Board member addressed insurance issues. Mr. Thinnes informed the Village Board that a certificate of insurance would be provided to the Village.

Trustee McMillin asked what would happen if it's a rainout. Mr. Thinnes stated that it would then be rescheduled to June 23, because it could possibly happen.

Trustee Nash asked which line item this event would come out of. Guess stated that at this point it would be taken out of contingency, since it was not budgeted, but he sees it becoming an annual event and have the CEC involved.

Mr. Thinnes stated this is a great low cost family entertainment. UMARA has partnered up with the Joliet Jackhammers. He stated that it would be great if some of the Trustees could attend that night.

Village President Cook asked if this item was on the Board agenda. Guess stated that it was not. Village President Cook stated to place on the consent agenda for the next Board meeting, so that the Board can vote on it.

## **POLICE DEPARTMENT**

### **Updates on Officer Hiring Process and Staff Training**

Police Chief Steve Admonis stated that he wanted to brief the Board with some of the testing for the police applicants and the training that the officers have been going through. He stated that they had the police entry level written examination on April 21. There were 106 applicants, 58 passed, 33 failed and 15 were no-shows. Oral interviews have been scheduled for May 23, 24 and 25. Power test will be tentatively set for June 8 at Joliet Junior College.

During the month of April the Crime Prevention Team did quite a few things:

- April 12, they participated in a Career Fair at the Channahon Junior High. Sergeant Pozen answered student's questions in regards to police officer's careers and supplied handout information to them. The event was quite successful.
- April 20, Officer Bucciarelli presented a Bicycle Safety program at St. Ann's for the Cub Scout Troop. 20 bicycle helmets were given to the troop at no charge and they were given a tour of the police department with their parents.
- April 24, Officer Bucciarelli presented a Bicycle Safety program and gave a tour of the police department to the Daisy Troop and their parents. They were also given helmets. Officer Bucciarelli has taken this issue and is doing a fine job with it.
- Officer Bucciarelli and Officer Maslanka were presenters at the Channahon Caring Day Activities that was sponsored by the Channahon Rotary Club. The topic was Bicycle Safety. 75 helmets were handed out at this event. The Herald News was present to document the event, which was very successful.

The focus for the month of April was Bicycle Safety. Our objective was to share Bicycle Safety tips with the children, to encourage them to wear safety helmets, obey the traffic laws and have their parents buy helmets for themselves.

The Channahon Park District and the Channahon Police Department are planning a bike ride-along with families with children, in which we will end up at the police department for a tour. We are also planning field trips for the Galloway students for a police department tour.

Part of the training program since being with Wescom is to involve the new officers. They participate in observation training at Wescom. Each officer spends a shift observing the communication center. This way they see how the service calls come. The officers are also required to complete a narrative report on the observations that they had that day.

Our recruit officers are challenged with five on-line training courses that they are given prior to attending basic training at the academy. All of these courses are required by the department or the State of Illinois in performing their duties beforehand. It helps with our field-training program also. Our officers are showing a better grade-level at the academy.

The officer that was hired from Indiana has completed his 40-hour law and firearms course and will be challenged shortly with the 300 questions exam with the Illinois Law Enforcement Officer's Training Board. He'll be taking that exam in May in Springfield, when he passes that he will be a full-time police officer with the State of Illinois. He is currently with Indiana and has completed the 12-week field-training program. His previous experience is showing now, he is able to deal with the public in a very professional manner. We have had a lot of positive comments from him.

The two officers that just graduated from the basic law enforcement-training program were challenged academically and both responded. Officer Soustek had a grade point average far above the class average, which was 91%. Officer McClellan had a near perfect score in the firearms range training. They are both currently involved in our 12-week field-training program.

The officer that is currently in Springfield and going through the 12-week police academy training is showing his leadership abilities. He has been recognized and chosen by his class for duties as a squad leader. He will graduate on June 21 and will then start his 12-week field-training program.

Officer Maslanka, who we acquired from Tinley Park, is a certified a part-time police officer with the training board. He is required to attend an 80-hour transition course from a part-time to full-time police officer. The course will be available toward the end of the year. He is currently in his 12-week field-training program.

Officer Potts has been taking the on-line police training programs and doing well. He starts the academy on May 14. We hope to have another officer hired at the first Board meeting in June. The group we are going to interview is a solid group, which we hope to pick two from.

## **PUBLIC WORKS DEPARTMENT**

### **Vehicle Purchase**

Director of Public Works Ed Dolezal stated that with the addition of the Working Foreman, a new vehicle for his use is planned. Instead of purchasing a new Ford F250 or similar vehicle for his use, it is proposed to have the Working Foreman primarily drive the existing Ford F250 with snow plow that the Utilities and Streets Superintendent currently uses and purchase a new, cheaper vehicle for the Superintendent.

The cost is guaranteed by Currie Motors through a bid process handled by the Suburban Purchasing Cooperative. Twenty-two thousand five hundred dollars is budgeted for this purchase.

### **Repair to Truck #5 and Replacement of Dump Truck**

Dolezal stated that truck #5 requires some repairs in the amount of \$5,000. The vehicle is not due for replacement until 2010.

### **Geotechnical Proposal for Western Roads**

Dolezal stated that the Village has continued to work with the businesses on the western roads, Bungalow, Brisbin and Gun Club Roads. He stated that some of the solutions, which may bring the costs down, would be relocating the driveway for Northfield Block to come to the south on Bungalow Road. Currently that business is looking to see if they agree and approve the change.

Dolezal stated that with some additional pavement borings of the soil to get the proper designs of the sub-grade, which is one major problem with road failures in the area. Midwest Testing Services has provided a proposal for \$6,550 to perform these tests.

### **Copper Leaf Subdivision Step 2 Guarantee Reduction**

Dolezal stated that this is a reduction for step 2, which is basic street improvement for Copper Leaf Subdivisions. It's a reduction for 20% of the original Letter of Credit. It's not an acceptance, it's just a reduction.

### **2007 Sump Pump Project Restoration**

Dolezal stated that sump pump connection project has been completed for this past fiscal year. Due to the workload for the Public Works Department, timely completion of restoration may be unattainable. Therefore, we feel that in order to accomplish this work in a timely manner and in consideration of the residents affected by this project, contracting this work out will be the best solution. The lowest price of the two prices received for this work is from Landscape Specialties of Shorewood at \$6,890.

### **ADMINISTRATION**

#### **Stephen Tribuzzi, the Regional Public Affairs Manager for Exelon**

Village Administrator Jamie Bowden presented Stephen Tribuzzi to the Village Board. Mr. Tribuzzi stated that he appreciated coming before the Village Board to speak with them about Exelon. As Regional Public Affairs Manager he wanted to introduce himself and invite the Village Board for a tour and a luncheon to the plant.

#### **An Ordinance Authorizing the Execution the Execution of a Collective Bargaining Agreement with the Metropolitan Alliance of Police, Chapter #45**

Bowden stated as discussed in Executive Session the Village negotiation team and MAP representative has met over the last six months or so. They have come to a tentative agreement, but received the contract today and would like to review it before bringing it to the Board. He would like this tabled for the next Board meeting.

#### **Hiring of the Administrative Assistant Executive**

Bowden stated that this is an item that he would like to discuss in Executive Session.

### **EXECUTIVE SESSION**

Trustee Greco made the motion to go into Executive Session at 6:49 p.m. to discuss Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon and Probable or Imminent Litigation and Pending Litigation. Seconded by Trustee Nash.

**ROLL CALL AYES: Davidson, Nash, Militello, McMillin, Lyons and Greco**

**NAYS: NONE**

**MOTION CARRIED**

Minutes Submitted by  
Leticia Anselme  
Deputy Village Clerk