

**CHANNAHON VILLAGE BOARD
COMMITTEE MEETING
JUNE 4, 2007**

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

Also present were Village Administrator Jamie Bowden, Village Attorney Jim Murphy, 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

Henneberry Farm PUD Unit 10 Plat of Re-subdivision

Director of Community Development Mike McMahan stated that the applicant is requesting to re-subdivide the property located adjacent to Ridge Rd. between Bluegrass Dr. and Saxony Dr. The subject property is currently a 9.5 acre parcel zoned C-3 General Business District through the Henneberry Farms P.U.D. The proposed subdivision will form four total commercial lots: two small outlots at .8 acres, a small anchor lot at 2.7 acres, and larger anchor lot at 5 acres. The applicant has added a 20' drainage easement at the north and south property lines in order to fully connect each lot with the stormwater management system on site.

On June 12, 2006, the Planning and Zoning Commission reviewed a concept plan for the Serena property showing two small outlots and one small anchor lot and four one-story retail buildings with shared parking in the middle. The main questions from the Commissioners regarded building materials and the fountain/canopy area. The Commission was favorably impressed with the overall design.

On June 19, 2006, the Village Board of Trustees reviewed the Serena Concept Plan was favorably impressed with the design.

On May 14, 2007, the Planning and Zoning Commission recommended approval of the Plat of Re-subdivision of Henneberry Farm Unit 10, in accordance with the reviewed plans.

Public sewer and water are available to the site.

Staff recommends the Village Board of Trustees approve the Plat of Re-subdivision of Henneberry Farm Unit 10, in accordance with the reviewed plans

Church of Rock Run Concept Plan

McMahan stated that Church of Rock Run is proposing to build a new church on the SE side of Route 6 adjacent to Turnstone Blvd. and Dove Dr. The property is 14.84 acres with 733' of Route 6 frontage that abuts residential properties to the north and south, and the Channahon Industrial Park to the east.

The proposed church will be approximately 37,784 sq. ft. and will be adjusted to the maximum allowable height of 35'. The primary building material will be split-face brick in three different earth tones. The building will consist of a worship facility, educational classrooms, café/luncheon area with a lookout patio area, office space and a multi-purpose room with high ceilings. A gymnasium will not be included. The worship facility will be set up in an auditorium/stage fashion and the Church plans on using this auditorium for community functions.

A 35' wide private drive with a shared thru/left turn lane and an exclusive right turn lane will align with Turnstone Blvd. The concept plan is well over the parking standards required by the Village at 226 stalls. The church parking lot is set back 142' from Route 6, 18 feet from the south property line, and 26' from the north property line all at the nearest point.

Landscaping has been provided around the parking lot, islands, drive aisle, and north property line. A high amount of tree preservation is being utilized by the applicant along Route 6, the south property line and the backyard of the church. The parking lot and drive aisle will also be lighted, as photometrics have been provided. All plans are only at concept and have not met a full review or approval by staff.

Sewer tap-on is not readily accessible to the church, but an extension to Rittof Drive will allow tap-on in the future. The church has expressed interest in tapping on, and said they will provide temporary septic until sewer is accessible. Water tap-on is just north of the property on the same side of the Route 6.

There are two areas designated as Zone A wetlands. The proposed parking lot is in one of these areas, but a wetland map amendment has been applied for and is awaiting approval. The other zone is behind the church and no construction is planned for that area.

On May 14, 2007, the Planning and Zoning Commission reviewed the Rock Run concept plan. The Commission was pleased with the tree preservation and the overall plan.

The subject property is currently zoned R-1 and the applicant will require a special use permit to construct a church in this zoning district.

FINANCE DEPARTMENT

Hiring of a Utility Billing Clerk

Finance Director Bob Guess stated that he would like to discuss during Executive Session.

POLICE DEPARTMENT

Hiring of a Police Officer

Police Chief Admonis stated that the Village of Channahon Fire and Police Commission has selected one applicant from the current eligibility list and will present this applicant to the Village Board to receive the Police Officer Oath of Office at the Village Board Meeting.

PUBLIC WORKS DEPARTMENT

Award Water Tower 3 Construction Contract

Director of Public Works Ed stated that this On May 22, 2007 bids were opened for a 500,000-gallon water storage tank. The tank is to be located at the southwest corner of Ridge Road and Route 6. The apparent low, responsible bidder is Chicago Bridge and Iron, Inc. The bid amount was \$1,180,000.00, was lower than our Engineer's Opinion of Probable Construction Cost of \$1,299,500.00 and it is within the budget.

Staff is looking for a motion to award the 500,000-Gallon Water Storage Tank contract to Chicago Bridge and Iron, Inc. in the amount of \$1,180,000.00 and accept the two supplemental unit prices in the bid for Unsuitable Foundation Material

ADMINISTRATION

DuPage River Canoe Access – An Ordinance Approving an Intergovernmental Agreement

Village Administrator Jamie Bowden stated that the question before the Village is to adopt an ordinance authorizing an Intergovernmental Agreement for the DuPage River Access Project. It would be with the Village of Minooka and the Channahon Park District for the boat access. It's a small canoe access or small boat launch, which the Village has partaken in the acquisition and development of.

The property has been acquired and our portion of the land acquisition is \$10,339.43. Total land acquisition cost of \$89,018.29 minus \$58,000.00 per grant leaving a balance of \$31,018.29. This amount divided by the 3 participants comes to \$10,339.43.

The Village will now owe up to \$9,400.00 for the development of the boat access. Total development grant of \$78,200.00 minus \$50,000.00 equals \$28,200.00. This balance of \$28,200.00 divided by 3 participants comes to \$9,400.00.

A stipulation of the grant is that the area be maintained for approximately 17 years.

The park district will oversee management and the cost of the maintenance will be split three ways, which will be approximately \$1,500-\$2,000 annually. Bowden recommends that first read not be waived because he would like our attorney to review the agreement and possibly pass at second read.

Village President Cook stated that if the Board remembers the Village went in with a grant application with the Village of Minooka and the Channahon Park District to get access to the upper part of the DuPage River. It was about six years ago when the Village first got involved with this.

Trustee McMillin asked if any progress has been made on putting a bike path or walking path on the bridge. Village President Cook stated that he spoke with the County Engineer about that and they fear that the bridge doesn't meet the needs to keep the separation between pedestrian traffic, bicycle traffic and automobile traffic.

FMLA for the Administrative Office Assistant

Bowden stated that Administrative Office Assistant Debbie Wozniak had taken 12 days off for FMLA, just need approval from the Board.

EXECUTIVE SESSION

Trustee Militello made the motion to go into Executive Session at 6:15 p.m. for an 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 Greco.

VERBAL VOTE: ALL AYES

MOTION CARRIED

Minutes Submitted by
Leticia Anselme
Deputy Village Clerk