

**CHANNAHON VILLAGE BOARD
COMMITTEE MEETING
JULY 16, 2007**

Village President Joe Cook called the meeting to order at 6:00 p.m. with Trustees Nash, McMillin, Militello, Slocum and Greco present. Trustees Davidson entered the Committee Meeting at 6:12 p.m.

Also present were Village Administrator Jamie Bowden, Village Attorney Dave Silverman, Finance Director Robert Guess, Lieutenant Mark Fischer, Director of Public Works Ed Dolezal, Director of Community Development Mike McMahan and Deputy Village Clerk Leti Anselme.

COMMUNITY DEVELOPMENT DEPARTMENT

Pace, Park and Ride – Site Plan

Director of Community Development Mike McMahan stated that the Illinois Department of Transportation is proposing to construct a Park and Ride lot at the SE corner of the I-55/Route 6 interchange between the Route 6 off-ramp and the southeast Frontage Rd. The parking lot is intended to be constructed prior to the widening and resurfacing of 15 miles of I-55 between I-80 and Weber Road, which could begin later 2007. These parking lots are used to promote ridesharing while construction is underway along I-55. After the construction is completed, the lot would remain as a Park and Ride lot with the potential for future Pace Bus service.

The proposed Park and Ride lot has 54 parking stalls and is approximately 23,112 square feet in size. Only one entrance is proposed to the lot coming from the SE Frontage Rd. The parking lot will be lighted with no time restrictions. A bus shelter is not proposed; however, IDOT has designed the site to allow for such future bus improvements.

IDOT has inquired if the Village of Channahon would be willing to assist with routine. Maintenance will include snow removal and police patrol; all other maintenance will be the responsibility of IDOT.

Staff met with IDOT representatives to discuss the Village's concerns to include:

- ◆ Public safety at night with the ever increasing amounts of truck traffic.
- ◆ The rerouting of the SE Frontage Rd may make this lot obsolete.
- ◆ The existing intersection of the SE Frontage Rd. and Route 6 would not be vacated or turned into a right-in right-out because of the Park and Ride's location.

The Village received assurances from IDOT representatives stating that the construction of the Park and Ride lot will not avert the rerouting of the SE Frontage Rd in the future.

Staff has no objections to the Park and Ride lot at this time.

On July 9, 2007, the Planning and Zoning Commission reviewed the Park and Ride concept. The Commission had concerns regarding the existing intersection of the SE Frontage Rd. and

Route 6, and whether this would be vacated or turned into a right-in right-out upon the Village's request.

Trustee Militello asked if IDOT was going to help with the funding for the frontage road. President Cook stated that the people that they met with were not the decision makers for that issue.

Trustee Militello asked if this was in conjunction with Pace. President Cook stated that it is the anticipation. He stated that it is the intention that it become more of a route service not a Dial-a-Ride.

Trustee Nash wanted to be sure that semi-trucks would not be parking in the lot. Her concern was that a truck parks there after hours to rest. Lieutenant Fischer stated that if the signage is there for no semi-truck parking, the police department would be able to enforce it.

Kinsella – Concept Plan

McMahon stated Don Kinsella is proposing to develop 12.5 acres of the former Treasure Island Mobile Home Park owned by the Hammel Ltd Partnership and ½ acre owned by William Wunderlich.

The properties are located at the northwest corner of I-55 and US Route 6. The Hammel property is unincorporated zoned R-5 and the Wunderlich property is inside the Village corporate limits zoned C-3 Commercial. There currently is an approved Annexation Agreement for the subject property; however, the property was never annexed into the Village.

Mr. Kinsella is planning to develop the properties as a Planned Unit Development into seven build able lots with two gasoline filling stations, one fast food restaurant, two high turnover site down restaurants, and two multi-story hotel/motels. The development would also include the realignment of the northwest Frontage Road through the site aligning with the southwest Frontage Road.

Caton Commercial is marketing the development and is negotiation with several potential commercial end-users.

Village staff and Mr. Kinsella are currently discussing an amendment the Annexation Agreement and a possible Economic Development Agreement that would include:

- Economic development sales tax incentive
- Maximum building heights
- Allowing a multi-tenant highway sign
- Granting an additional 10' public utility easement along Route 6
- Dedication of an area at the southeast corner for the Village to install a Village "welcome" sign

Village water and sewer is available.

On July 9, 2007, the Planning and Zoning Commission reviewed the Concept Plan. The Commission was favorably impressed with the overall layout of the concept plan. Some concerns of individual Commissioners included:

- The rerouted Frontage Rd. must align with the SW Frontage Rd.
- The prompt signalization of the future Frontage Rd/Route 6 intersection once the road construction is complete
- The importance of aesthetics for this development being that it is the entrance to the Village
- Restricting uses such as outside sales

Trustee Davidson entered at 6:12 p.m.

Don Kinsella was present and stated that the frontage road would go around the development not through it.

Trustees Greco, Militello and Slocum felt it looked good. Trustee Davidson had no comment.

Trustee McMillin asked how this would work out with the I-55 overpass. McMahan stated that the frontage roads are part of the overall interchange improvements, so this would be one more item that the Village wouldn't have to do in the future.

Trustee Nash stated that she would like to see where the buildings will be for that particular section, since the Planning and Zoning Commissioners said before the aesthetics are really key.

Riverside Industrial Park – Concept Plan

McMahon stated that Terry Mophew, owner/developer of the Riverside Industrial Park, is proposing to develop Lots 10 & 11 as a truck terminal. The combined size of the development is approximately 6.5 acres. Lot 11 is currently being utilized in conjunction with the mini storage business to the east. A resubdivision of Lots 11 and 12 will be required in order to separate the usage of the lots.

The purpose of the I-1 Industrial Zoning District is to allow high quality, nuisance-free manufacturing, transportation, warehousing, and wholesaling uses that are compatible with a variety of office and service orientated uses. The proposed development is considered a “transit and transportation” or a “truck terminal” facility. Both would require a Special Use Permit.

Mr. Mophew has a prospective end-user for the site; Integrated Logistics Group, LLC. Integrated Logistics is a New Jersey based cargo container transportation business and is currently operating a facility out of Lots 7 & 8 in the Riverside Industrial Park.

Integrated Logistics is proposing to have all truck and trailer storage on lots 10 & 11 and container storage on lots 7 & 8. Village code currently restricts cargo container storage or stacking. The Village's cargo container storage code states:

- Cargo containers may only be stored in conjunction with an intermodal facility, a manufacturing facility, a warehousing facility or a distribution facility.

- Cargo containers may only be stored on a parcel of property that is no less than 20 acres in size.
- Cargo containers may only be stored on a parcel of property that is located adjacent to rail access.

If these conditions are met, then the following apply:

- The area for storage of cargo containers shall be limited to less than 30% of the buildable area of the site.
- The area for storage of cargo containers may be more than 30%, but not greater than 60% of the buildable area of the site, subject to a special use permit.
- Cargo containers shall not be stacked greater than three containers in height.
- Cargo containers may be stacked more than three, but not greater than five containers in height subject to a special use permit.
- Cargo containers shall be stored on gravel or other comparable material.
- Cargo containers are permitted pursuant to the terms of an existing executed annexation agreement.
- Cargo containers shall not be used as accessory structures for the purpose of the storage of materials.

Integrated Logistics is requesting the Village amend the Code to relax the restrictions on cargo container storage in the Village. Integrated Logistics is also willing to pay an annual user fee or special tax for these operations.

The proposed development of Lots 10 & 11 would add approximately 10 trucks (or 20 trips) per day. Lots 7 & 8 would operate at its current level of about 150 trucks (or 300 trips) per day.

Village staff has had several meetings with Mr. Morphew, the operators of Integrated Logistics and another transportation facility in the park. It was determined that any expansion of transportation facilities in the park would require the Frontage Road to be rebuilt. All three have indicated a willingness to make private contributions for improvements to the roadway.

The Village recently learned the Illinois Department of Transportation (IDOT) has decided to repair the Frontage Road and are actively seeking funding. IDOT's plan is for 9" of base repair and 6" of new asphalt. This is basically a maintenance project and will not bring the road up to a heavy truck standard. Staff is in discussions with IDOT officials to determine that if additional private funding is available, can the road be reconstructed to a heavy truck standard rather than just be resurfaced.

If the Village were to modify the container storage ordinance relaxing the rules and imposing a new revenue stream, the new development standards are recommended to be:

- Minimum 10 acre sites
- Cargo containers to occupy no more than 50% of total site
- Cargo Containers stacked no more than 3 high
- Areas abutting public roads, residential properties or commercial uses can only be stacked one high for the first row and two high for the second row.

- Substantial screening and landscape buffering for all areas abutting public roads and residential

Amending the container storage code to allow sites less than 20 acres is a concern of staff because it would open up other parts of the Village to this use.

Staff recommends the petitioner's request only be considered if the following occurs:

1. The petitioner/developers provide the funding to reconstruct the Frontage Road to a heavy truck standard. This is over-and-above the funds provided by IDOT.
2. Prepare a traffic study and fund a preliminary engineering study to determine the appropriate roadway construction specifications.

In reference to the Concept Plan, staff is requesting a permanent building be erected to house toilet facilities and provide shelter for employees. Mr. Morphew objects to this condition as Integrated Logistics Group, LLC currently lease office space in another building in the park.

On July 9, 2007, the Planning and Zoning Commission reviewed the Concept Plan. No comments were given to the actual site plan for a truck terminal. Each PZC member was not in favor of the proposal to relax the container storage code. Additionally, several members agreed the Frontage Road should be reconstructed prior to any more transportation businesses being sited in the park.

President Cook stated that ordinance for cargo container parking states that the trailers with cargo containers on them there's no funds coming to the Village. If the Village allows them to take the cargo containers off and set them on the ground, now the Village requires the screening and buffering that would be needed. Then the Village gets the funding out of it for the frontage road and continuous use of funds through some type of revenue tax or something of that perspective. The Village needs to be careful with how this is taken into consideration.

Trustee McMillin asked if there was anyway that the cargo containers not get stacked near the frontage road and in the cul-de-sac. Bowden stated that it was discussed and any cargo container that is dumped in the cul-de-sac will be tagged and removed. McMahan stated when reviewing the site plan, staff will make notation that the cargo containers not be stacked near the frontage road.

Bowden stated that when talking to IDOT, he asked if they would build it to a different specification, if there were other funding sources available. The problem with that was it would get set back 2-3 years, since they would need to do a Design Engineering Study, Phase 1. He also mentioned for IDOT to allocate the funds to the Village and we handle it. The problem is getting the funding to determine what the structure is based on the current and additional traffic.

President Cook stated that the issue is the fact by building these out in the allowable uses are now, it is going to expand truck traffic and we wouldn't have any funding.

Trustee Nash stated that her concern is the cargo containers being stacked on top of each other. President Cook stated that the service that they will provide is an inspection, which requires that they are empty. These are long-term and short-term containers moving in and out.

Terry Morpew was present at the meeting and stated that all the cargo containers are checked at the gate. They verify that they are emptied and that nothing is left from the last load.

Trustee Nash asked how the area is protected from people who are coming and going. She asked if it was gated or fenced. Mr. Morpew stated that there is a gate and berm. People would be able to walk through but no one could drive away. President Cook stated that the Village would require security fencing all around the property.

McMahon stated that lots 7 and 8 has not been approved for a site plan, they starting operating out of there about a year ago. He stated that this would need to get a Special Use Permit.

Bowden stated that is was discussed to not allow the drop off at the cul-de-sac. When the Village Board and Planning and Zoning Commission took the bus tour, the bus driver could not believe that they were there in the cul-de-sac.

Trustee Greco asked what type of revenue would the Village obtain. McMahon stated that we only have some preliminary numbers. Staff came up with 250-300 thousand dollars per year. Trustee Greco's other concern was if there was enough room if an emergency vehicle had to get through. McMahon stated that it would be brought up during the site plan.

Trustee Militello stated that she sees a lot of problems.

Trustee Slocum stated that what they are proposing isn't different from what is happening right now. If the Village decides to proceed, we would have a better handle on it.

Trustee McMillin stated that if there was a way to line it up.

Trustee Nash stated that she is not in favor of this.

Trustee Davidson had nothing to add.

President Cook stated that the Village needs to get answers on the frontage road before proceeding. The consensus of the Board is to cautiously move forward.

FINANCE DEPARTMENT

Finance Director Bob Guess stated that he had two quick items to discuss from the last meeting, the Community Events Council's budget is \$4,000 oppose to \$3,000 that they thought they had. No amendment is necessary.

The second item is that the Census. Equipment will be moved on July 17 to the old Village Hall. Testing is to take place on Wednesday for the applicants. Signs are in the process of being printed to place in the areas of where the Special Census will take place.

POLICE DEPARTMENT

No formal items for discussion.

PUBLIC WORKS DEPARTMENT

The Ravines Subdivision Guarantee Reduction for Step 1

Director of Public Works Ed Dolezal stated that staff is requesting to reduce the Ravines Step 1 Subdivision Guarantee 20%.

Ravine Woods Unit 2 – Subdivision Guarantee Reductions for Step 3 and Bell Road Improvements

Dolezal stated that staff is requesting to reduce Ravine Woods Unit 2 Subdivision Guarantees for Step 3 and Bell Road improvements 20%.

Mugz's Wastewater Disposal Agreement

Dolezal stated that Mugz's Hideout is a restaurant located at Big Basin Marina. They have asked the Village if would accept its wastewater from a holding tank that they would install on site. An agreement has been prepared and its terms are sufficient for our utility operations.

Dolezal stated that Mugz's felt that this would allow them to obtain a permit from the Health Department to operate a restaurant in their facility.

President Cook stated that they can currently do limited food. He stated that they would like to serve lunch and dinner. They are currently a bar, but are looking to have a restaurant atmosphere. They still need to come to the Village for a building permit review.

Trustee Greco asked if this \$50 charge per discharge, in the agreement, cover our costs. Dolezal stated that it would be a half hour of an employee's time.

Approval of Special Sign Policy

Bowden stated that in addition to this item, Administration has a discussion for Request for Honorary Street Name on the agenda. A request came from Northern Illinois Steel for an honorary sign. Bowden ask that the Village Board table both of these items and come back with a policy.

Bowden informed the individual that there is no protocol. This is the second request he has received since he has been here.

ADMINISTRATION

Proposal for Police Chief Selection Process - IACP

Bowden gave the floor to Laimutis Nargelenas from the Illinois Association of Chiefs of Police (IACP). Mr. Nargelenas stated that they have been here and have been speaking with everyone. Everyone has given them information on the police department's strengths and weaknesses. It gives them direction of areas to look at. He then presented retired Chief Joe Pena, to report on the other activities. Mr. Pena is going to be the team leader on this audit. Mr. Pena has 30 years of law enforcement, he was the past president of IACP and very involved with the Special Olympics.

Mr. Pena stated that the following inspections have been conducted:

- ◆ Went through the evidence vault, an inventory of items was not done; it was more of the procedures and room set-up.
- ◆ Looked at the report writing system and now in the process of getting their terminals up so that they can the reporting from the squad cars.
- ◆ Checked the lock-ups, both the main as well as the sub-station lock-up.
- ◆ Weapons, qualification range.

During this time they also conducted a moral survey of the officers.

Mr. Pena mentioned that they are reviewing the police manual, written rules and regulations, and the procedures that are in place. As well as the budget and how the budget really impacts into the organization and some of the items that they are going to make recommendations on. They reviewed the union contract.

Mr. Pena stated that a letter was sent to recent police officers that have left the organization, so that they could be talked to about their opinions of weaknesses and strengths of the organization. He stated that they are going to talk to the area news media to see the type of rapport that exists there. Community members are being identified to discuss the policing methodology that is going on in the community and how they feel it can be strengthened.

In all the recommendations that are going to be made, funding becomes a very important issue for every community to take care of the services that is provided. They like to review grant applications and grant opportunities that are out there.

Lieutenant Fischer wanted to thank the IACP for the job that they are doing it. He stated that it has been very professional. They have been very thorough by speaking to all the officers.

Mr. Nargelenas stated that in regard to the proposal for the Police Chief Executive search, the Board has given the IACP an idea of police chief they are looking for due to the interviews that were conducted. The IACP has been involved with many communities and they do not pick the police chief, they serve as the Village consultant by taking them through the steps. The final decision is in the Board's hands.

Mr. Nargelenas stated that the following is what they look for:

- ◆ Police Chief Profile.
- ◆ Advertise.
- ◆ Review of resumes.
- ◆ Develop and distribute questionnaires with the Village.
- ◆ Review and evaluate Chief of Police questionnaires returned and the recommend the best six candidates.
- ◆ Form an Assessment Panel of experienced Police Chiefs, acceptable to the Village of Channahon and it would be an all day process. It would consist of an Employee Interview Exercise, Oral Interview, News Media Exercise and a Written Exercise.

Mr. Nargelenas stated that the IACP does stand behind their process. President Cook stated that the IACP has the experience of giving us the professional help that is needed for this process. The cost that is reasonable, since the Village would most likely spend a lot more money if we were to handle this ourselves.

Contribution to Will County Center for Economic Development

Village Administrator Bowden stated that the Village of Channahon contributed \$10,000.00 to Will County Center for Economic Development in 2005-2006. The Village at a prior meeting forgo contributing the amount of \$10,000.00. The \$10,000.00 contribution is the minimum to a sitting member of the Strategic Policy Council Board. As a member of the Strategic Policy Council, becoming a part of the decision process involved in Will County CED policy will directly benefit the Village. The Village will have direct access to Will County CED staff and demographics, wage and salary and site and building information.

The Village will be able to push our transportation issues to the forefront. The Will County Center for Economic Development has developed a transportation blue print. As a member of the Strategic Policy Committee, the Route 6 and I-55 corridor will become one of the priorities in the plan.

The Village of Channahon has budgeted the amount of \$10,000.00 in the line item Due ad Subscriptions.

John Greuling was present to speak to the Board. He stated that the purpose of the Strategic Policy Council (SPC) is to advise, discuss and identify issues, matters, activities and long range planning objectives and for such other purposes as the CED Chairman of the Board and the Board of Directors shall be designate.

Mr. Greuling went on to discuss the SPC functions and their composition.

Village Administrator Bowden stated that they are pushing the agenda for I-55 and Route 6 corridor and the need to lobby for funds. President Cook stated that Channahon's voice needs to be heard.

Trustee Militello stated that the Village needs a lot of lobbying and hopes that they can do that for us. She said that the CED will bring instant access to our State Legislators and Federal Legislators.

Mr. Greuling stated that the widening of I-55 south of I-80 is a priority project for them. The I-355 extension was a priority project, but it is not on their list anymore.

Trustee Slocum asked that the Village get provided with quarterly reports from the CED, whether it be at a Board Meeting or sit with staff. All the surrounding communities affect the Village of Channahon and we just want to be aware of it.

Mr. Greuling stated that the CED is currently in the process of searching for a candidate for Vice President of Economic Development. This position would be a primary liaison with the communities.

Trustee Nash stated that the Village Board needs to decide how to approach the Village's lobbying efforts. She stated that it is budgeted for our Village President to lobby and \$10,000 to lobby through the CED, should it continue this way or do we hire a professional lobbyist to represent our interest. Residents have spoken with her and feel that the Village will not benefit from contributing this amount.

Mr. Greuling stated that the SPC Level creates an Enterprise Fund, which then is used for special studies and hiring consultants. The request for the \$10,000 is not just for the lobby. It is to help shape policy and to make sure that Channahon's message is being heard.

Trustee Nash stated that the CED Council has assisted many surrounding communities and she feels that there has not been anything done for Channahon. Her question was when will Channahon see something, five years down the line after contributing \$10,000 every year.

Village Trustee Militello stated that the Village President is our best lobbyist and the surrounding communities like Elwood, Shorewood and everyone around us.

President Cook stated that it does take time. The information that we receive from Will County CED is very educational. When in Springfield it is a lot of legwork and knocking on doors.

Trustee Slocum stated that the contribution is not just for lobbying, if that were the case he would not be for this agreement. The Village needs to have a bigger voice in Will County, with Joliet and Bolingbrook, because whatever they do affects the Village. These major projects affect us and the Village needs to be involved.

President Cook stated all the projects around the area affect the Village of Channahon. The CED has played a major role with the cargo container storage. If the Village only contributes \$5,000 instead of \$10,000 does not mean Channahon will be forgotten, but having our spot on the SPC is important to moving it forward.

Illinois Great River Bike Path

Village Administrator Bowden stated that the Village of Channahon has been asked by IDOT to sign an Intergovernmental Agreement in support of the Illinois Great Rivers Bike Path, which will be from September 9 to the 16. The staff has been discussing this for the past couple weeks.

The Village is asking them to indemnify the Village and asking for a certificate of insurance naming us as an additional insured. There is also an issue with the bike route, changing the route to utilize McKinley Woods Road south into the State Park then west on bike trail. The Village of Channahon cannot guarantee that west end of Hansel Cemetery road will be open. Cemetery Road is proposed for work this fall.

Bowden asked that the Resolution be approved with these two contingencies.

Request for Honorary Street Name

This item was discussed during the Public Works item of Approval of Special Sign Policy.

Trustee Davidson made the motion to go into the Board Meeting at 7:40 p.m. Seconded by Trustee Nash.

VERBAL VOTE: ALL AYES

MOTION CARRIED

Minutes Submitted by
Leticia Anselme
Deputy Village Clerk