

**CHANNAHON VILLAGE BOARD
BOARD MEETING
AUGUST 20, 2007**

Village President Joe Cook called the meeting to order at 7:23 p.m.

Pledge of Allegiance to the flag.

Roll call was taken with Trustees Davidson, Nash, McMillin, Slocum, Militello and Greco were present.

Also present were Village Administrator Jamie Bowden, Village Attorney Dave Silverman, 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.

CITIZENS/ SPECIAL REQUESTS/PUBLIC HEARINGS

A. Public Hearing – David Anderson – Annexation Agreement

Trustee Greco made a motion to open the Public Hearing for David Anderson for an Annexation Agreement. Seconded by Trustee Davidson.

**ROLL CALL AYES: Nash, McMillin, Slocum, Militello, Greco and Davidson
NAYS: NONE MOTION CARRIED**

McMahan stated that the applicant, D & A Management, is proposing to construct an 11,700 sq. ft. commercial building with four units on a 1.67 acre parcel in unincorporated Will County located at the corner of Canal and Frontage Roads. The applicant has petitioned to be annexed into the Village. Upon annexation, the property will be automatically zoned R-1 Single Family Residential. Upon such time, the applicant requests that the property be rezoned to C-3 Business District.

John Felton was present on behalf of David Anderson stated that there has been some concerns in regards to an auto body. He does not believe that would be within the C-3 zoning nor do they have the parking space available for it. They have also come to an agreement for no outdoor storage without a special use permit and other restrictions.

Trustee Nash stated that about a year ago the Village Board had denied this, her question was what has changed since 2006. McMahan stated that it was probably the State's willingness to repair the road. Attorney Silverman stated that there was also some additional conditions that were added to the annexation agreement. McMahan stated the contribution to additional funds for the Frontage Road, restriction of the hours, no outdoor storage unless they apply for a Special Use Permit.

Trustee Slocum asked if they had any parties that were interested in the property. Mr. Felton replied no.

President Cook then opened the floor to the public for any comments.

Pat Bud, 24630 W. Canal Road, stated that it is the same as last time this went to the Board. There objections are still the same. They are a residential area and they would like to keep it residential. She stated that it is a wetland area, an animal refuge, it's a residential area and it should

stay that way. If the Board decided to grant this she's asking that they put high restrictions on it and delay it until the Frontage Road is fixed, reconfigured and the traffic lights installed.

Tammy Thompson, 22606 S. Donna Avenue, stated that a lot of these companies come into Channahon and the residents are promised that they will receive tax break, none of these companies follow through with it. She wanted to know what the Village Board is going to do to make sure that tax dollars are going to come back to the community. President Cook stated that this piece of property is currently not in the Village and has enjoyed the services of Channahon for a quite some time. Ms. Thompson stated that she was talking about major industries that dispute there taxes. President Cook stated that this is public hearing for this particular piece of property. He then asked her if she had no further questions about this piece of property for David Anderson she can voice her concerns, otherwise she can speak when the floor is open for comments at the end of the agenda.

Mary Knippenberj, 24650 W. Canal Road, stated that she has no opposition to build on that property. Her concern is that there is a lot of vacant land in that area and if one is allowed to be commercial what is going to stop the next one down the road. President Cook stated that someone wants to purchase the property and annex into the Village. Ms. Knippenberj interrupted President Cook to state that she understands that the property was an eyesore, but she lives there.

Trustee Nash asked what the property's current zoning in the County. McMahan stated that it is residential. Ms. Knippenberj asked if the middle section can stay residential, why should commercial come in, so that the next person says you let him do it and not me. She also stated that it is not about the road, but she hasn't seen any surveyors out there and would like to know when it is going to get done.

McMahan stated that he spoke with IDOT and they had informed him that it would be sometime in August. Ms. Knippenberj asked if lights were going to be put up. Dolezal stated not at this time, it is more of a resurfacing. Ms. Knippenberj stated that it is a safety issue and that the realignment and lights should all be done at the same time. McMahan stated that they are working with the property owners. President Cook stated that it would be smart to get it all done at the same time, but it's up to the State. The resurfacing was pushed for with the State.

Joann Morris, 24135 W. Canal Road, stated that she would like an answer to what Trustee Nash asked why this was turned down 5-6 months ago and now all of a sudden it is before the Board. She asked if it was strictly because of the road. McMahan stated that this was discussed the road being resurfaced and the conditions placed on it. An easement for the stormwater in the back so that it does not get expanded in the future. All of those items swayed the Planning and Zoning Commission that it is a good thing. President Cook stated that those were conditions that the residents brought forward.

Ms. Morris stated that they are a residential area and now this is going to be commercial. She feels it is residential and it should be kept that way. If this is approved it there should be a stipulation that it should not be allowed to pass until the road is fixed and the reconfiguration is done. The traffic to get out on Route 6 is terrible. She is against it and feels it should stay residential.

Dave Anderson stated that they have agreed to contribute to improvements to Canal and the Frontage Road as well. There are 20 parking spaces in total in the building. They are anticipating plumbing contractors to use as an office. There won't be a lot of traffic that will be added to the road.

Ms. Knippenberj stated that it is all about the money. The Anderson's do not live there, she and her neighbors do. Ms. Bud stated that everyone in that area has lived there for more than 20 years. Ms. Thompson stated that she would like a copy of the annexation agreement.

Trustee Davidson made a motion to close the public hearing for David Anderson for an Annexation Agreement. Seconded by Trustee Militello.

ROLL CALL AYES: McMillin, Slocum, Militello, Greco, Davidson and Nash
NAYS: NONE **MOTION CARRIED**

CONSENT AGENDA

Trustee Slocum made the motion to approve the Consent Agenda. Seconded by Trustee Davidson.

ROLL CALL AYES: Militello, Greco, Davidson, Nash, McMillin and Slocum
NAYS: NONE **MOTION CARRIED**

Items approved at this time are as follows:

- A. Minutes.....Committee Meeting.....August 6, 2007
- B. Minutes.....Board Meeting.....August 6, 2007
- C. Minutes.....Executive Session.....August 6, 2007
- D. Bills List.....August 20, 2007

REPORTS & COMMUNICATIONS FROM VILLAGE OFFICIALS

A. VILLAGE PRESIDENT

Proclamation – Save a Life Foundation

President Cook read a Proclamation for Save a Life Foundation for the month of September.

He also reminded that there is a Joint Meeting with the Minooka Village Board on Monday, August 27 at the Minooka Village Hall.

He also added that we had the festival this past weekend. He thanked all the volunteers that helped with the festival, the organizations, sponsors, Community Events Council and everyone else. It was a wet parade but it did not dampen any spirits. The police department did an excellent job of making sure that it was safe. It was a good event for the community.

B. COMMUNITY DEVELOPMENT DEPARTMENT

David Anderson Annexation Agreement, Annexation, Rezoning, Site Plan and Plat of Easement

McMahon stated that Staff recommends that the Village Board approve the Annexation Agreement Ordinance between the Village of Channahon and D & A Management for the subject property.

Trustee Davidson made the motion to approve the Annexation Agreement Ordinance between the Village of Channahon and D & A Management for the subject property. Seconded by Trustee Militello.

ROLL CALL AYES: Slocum, Militello, Greco, Davidson, Nash, McMillin and Cook
NAYS: NONE **MOTION CARRIED**

Trustee Davidson made the motion to approve the Ordinance to annex the subject property at 23116-8 Canal Road, rezoning of the subject property from R-1 Single-family Residential to C-3, General District, based on the conditions set herein, the Site Plan for the subject property, conditional on Final Engineering approval, the Plat of Easement for the subject property. Seconded by Trustee Militello.

ROLL CALL AYES: Greco, Davidson, Nash, McMillin, Slocum and Militello
NAYS: NONE **MOTION CARRIED**

Air-Inflated/Air-Supported Structure Ordinance

McMahon stated that staff recommends the Village Board to approve the ordinance establishing language to define and prohibit Air-Inflated and Air-Supported Structures in all zoning districts.

Trustee Davidson made the motion to approve the ordinance establishing language to define and prohibit Air-Inflated and Air-Supported Structures in all zoning districts. Seconded by Trustee Militello.

ROLL CALL AYES: Nash, McMillin, Slocum, Militello and Greco
NAYS: NONE **MOTION CARRIED**

McMahon also presented his monthly report for the month of July 2007.

C. FINANCE DEPARTMENT

Hire Kane, McKenna and Associates, Inc. to prepare TIF Report

Finance Director Robert Guess recommends that the Village Board approve a proposal from Kane, McKenna and Associates, Inc. to prepare the TIF report at a cost not to exceed \$2,500.

Trustee Greco made the motion to approve a proposal from Kane, McKenna and Associates, Inc. to prepare the TIF report at a cost not to exceed \$2,500. Seconded by Trustee Slocum.

ROLL CALL AYES: Davidson, Nash, McMillin, Slocum, Militello and Greco
NAYS: NONE **MOTION CARRIED**

Guess also presented the Village Board with his monthly and financial report for the month of July 2007.

D. POLICE DEPARTMENT

Chief Admonis presented the Village Board his monthly report for the month of July 2007.

E. PUBLIC WORKS DEPARTMENT

Sludge Hauling Contract

Director of Public Works Ed Dolezal stated that staff a motion to approve the contract with Synagro for sludge processing at \$0.07 per gallon.

Trustee Militello made the motion to approve the contract with Synagro for sludge processing at \$0.07 per gallon. Seconded by Trustee Greco.

ROLL CALL AYES: McMillin, Slocum, Militello, Greco, Davidson and Nash

NAYS: NONE

MOTION CARRIED

Fire Hydrant Painting Contract

Dolezal stated staff requests a motion to accept the proposal from Giant Maintenance and Restoration to perform refinishing of 191 fire hydrants at a cost of \$16,578.80.

Trustee Nash made the motion to accept the proposal from Giant Maintenance and Restoration to perform refinishing of 191 fire hydrants at a cost of \$16,578.80. Seconded by Trustee McMillin.

ROLL CALL AYES: Davidson, Nash, McMillin, Slocum, Militello and Greco

NAYS: NONE

MOTION CARRIED

Purchase Replacement Printer

Dolezal stated that staff requests a motion for the approval of the purchase a Canon ImageRunner c2880i printing system from Martin Whalen Office Solutions at a delivered price of \$8,410.00 and Maintenance at \$0.01 per black-and-white page and \$0.065 per color page.

Trustee Militello made the motion for the approval of the purchase a Canon ImageRunner c2880i printing system from Martin Whalen Office Solutions at a delivered price of \$8,410.00 and Maintenance at \$0.01 per black-and-white page and \$0.065 per color page. Seconded by Trustee Greco.

ROLL CALL AYES: Greco, Davidson, Nash, McMillin, Slocum and Militello

NAYS: NONE

MOTION CARRIED

Agreement for Traffic Control Signalization – Bell Road

Dolezal stated that staff requests a motion to approve the proposal of an Engineering Agreement for Bell Road in the amount of \$68,575.

Trustee Nash made a motion to approve the proposal of an Engineering Agreement for Bell Road in the amount of \$68,575. Seconded by Trustee Militello.

ROLL CALL AYES: Greco, Davidson, Nash, McMillin, Slocum and Militello

NAYS: NONE

MOTION CARRIED

Agreement for Traffic Control Signalization – McKinley Woods Road

Dolezal stated that staff requests a motion to approve the proposal of an Engineering Agreement for McKinley Woods Road in the amount of \$65,375.

Trustee Nash made a motion to approve the proposal of an Engineering Agreement for McKinley Woods Road in the amount of \$65,375. Seconded by Trustee Militello.

ROLL CALL AYES: Greco, Davidson, Nash, McMillin, Slocum and Militello

NAYS: NONE

MOTION CARRIED

Henneberry – Improvement Completion Guarantee Reduction for Steps 1-4

Dolezal stated that staff requests a motion to reduce Henneberry Unit 11 Improvement Completion Guarantee for Steps 1 -4 from \$635,925 to \$127,185.

Trustee Greco made the motion to reduce Henneberry Unit 11 Improvement Completion Guarantee for Steps 1 -4 from \$635,925 to \$127,185. Seconded by Trustee Slocum.

ROLL CALL AYES: McMillin, Slocum, Militello, Greco, Davidson and Nash

NAYS: NONE

MOTION CARRIED

Dolezal presented the Village Board his monthly report for the monthly of July 2007.

F. VILLAGE ATTORNEY

Village Attorney David Silverman stated no report.

G. VILLAGE ADMINISTRATOR

An Agreement with the Odor Alert Network

Bowden stated that this will come back to the Village Board at another meeting with the contract.

COMMITTEE REPORTS

Trustee Sam Greco – Community and Legislative Affairs and Public Health & Emergency Support – No report.

Trustee Scott McMillin – Public Works – He stated that David Doser is going for his Eagle Scout badge and has been working with Bruce Vaickus in our Public Works Department putting stenciling so that it brings us into compliance. Dolezal stated that it is part of our compliance Community Outreach. It is the perfect opportunity.

Trustee Debbie Militello – Human Resources – No report.

Trustee Judie Nash – Code Enforcement – No Report.

Trustee Gary Davidson – Finance – No report.

Trustee Scott Slocum – Public Safety – He wanted to thank the police department for there presence at the festival. It made everyone feel safe.

OLD BUSINESS

NEW BUSINESS

COMMENTS FROM THE FLOOR

ADJOURNMENT

Trustee Slocum made the motion to adjourn at 8:00 p.m. Seconded by Trustee McMillin.

VERBAL VOTE: ALL AYES

MOTION CARRIED

Submitted by
Leti Anselme
Deputy Village Clerk