

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

Village President Joe Cook called the meeting to order at 6:00 p.m. with Trustees McMillin, Slocum, Militello and Greco present. Trustees Nash arrived at 6:07 p.m. and Trustee Davidson arrived at 6:20 p.m.

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.

COMMUNITY DEVELOPMENT DEPARTMENT

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

Director of Community Development Mike 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.

Presently, there is no water or sewer service available at the subject property. The applicant will be making a cash contribution for road improvements to Canal Road and IDOT has issued monies toward the improvements of the NW Frontage Rd.

No end users have been established for the condos. Generally, these condos are used for small storage areas, or business sales creating low impact traffic and minimal noise.

On June 12, 2006, the Planning and Zoning Commission reviewed the concept plan and gave favorable comments.

On June 19, 2006, the Village Board reviewed the concept plan and also was favorable of the development.

On September 11, 2006, the Planning and Zoning Commission held a public hearing for the rezoning of the subject property. A number of individuals spoke in opposition of the development stating it would disrupt their quiet surroundings and increase the already heavy traffic on Canal Rd and the NW Frontage Rd.

On September 18, 2006, the Village Board held a public hearing for the Annexation Agreement. A number of individuals from the public attended the hearing and gave testimony. Each person testifying was not in favor of the annexation due to a variety of issues including: wildlife and wetland preservation, increased traffic on Canal and Frontage Road, and the poor condition of the NW Frontage Rd.

On November 1, 2006, the Planning and Zoning Commission recommended denial of the request that upon annexation the property be rezoned from R-1 Single-Family to Commercial C-3 and the Site Plan. Commissioners cited the poor condition of Frontage Road as the primary reason.

On November 18, 2006, the Village Board denied the ordinance approving the Annexation Agreement for the subject property.

On August 13, 2007, the Planning and Zoning Commission unanimously recommended approval of the Site Plan and the rezoning of the subject property upon annexation from R-1 to C-3 based on the following conditions:

- Any manufacturing or heavy industrial uses are prohibited.
- All business operations must remain inside the condo facility.
- A special use permit must be obtained for any outdoor storage.
- Final Site Plan and Final Engineering approval.
- Hours of operation for any business shall be 7 a.m. to 7 p.m.

Staff recommends the Village Board of Trustees:

1. Approve the Annexation Agreement Ordinance between the Village of Channahon and D & A Management for the subject property.
2. Approve the Ordinance to annex the subject property at 23116-8 Canal Road.
3. Approve the rezoning of the subject property from R-1 Single-family Residential to C-3 General District, based on the conditions set herein.
4. Approve the Site Plan for the subject property, conditional on Final Engineering approval.
5. Approve the Plat of Easement for the subject property.

McMahon stated that the applicant was present at the meeting if any one had any questions.

Air-Inflated/Air-Supported Structure Ordinance

McMahon stated that the ordinance presented is to amend the Village Code of Ordinances, Zoning Regulations, to include language to define and prohibit the use of Air-Inflated or Air-Supported structures in all zoning districts.

These definitions are from the 2006 International Building Code. Air-Inflated Structures and Air-Supported Structures will be prohibited in all zoning districts. The ordinance also creates a "*Prohibited Uses*" section within the Town Center code, which did not previously exist.

On August 13, 2007, the Planning and Zoning Commission recommended approval of the ordinance.

Staff recommends the Village Board of Trustees approve the ordinance establishing language to define and prohibit Air-Inflated and Air-Supported Structures.

Village Attorney Silverman stated that at a staff level these structures are already prohibited for a number of reasons in our ordinances. Staff thought it was a good idea to make these changes so that it is absolutely clear, since people have questioned it. It is not much of a change in the ordinance of the Village, but stating it in a different way.

FINANCE DEPARTMENT

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

Finance Director Robert Guess stated that the Aux Sable Liquid Products project was established in 1997 and become operation in 2000. Each year we are required to have an outside firm generate a TIF report generated that is forwarded to the State.

Kane, McKenna and Associates, Inc. have prepared the report since the beginning and the Village has been very satisfied with their work. The firm's estimate cost is to not exceed \$2,500. Last year the fee was \$1,375.

President Cook stated that the firm does a good job and they support their report.

POLICE DEPARTMENT

No Formal Items for Discussion.

PUBLIC WORKS DEPARTMENT

Sludge Hauling Contract

Director of Public Works Ed Dolezal stated staff would like an approval for sludge hauling contract. It's the same contract the Village has had in the past years with Synagro. The cost will be 7 cents per gallon.

Fire Hydrant Painting Contract

Dolezal stated that this is the second year of the comprehensive fire hydrant painting program in which the hydrants are sand blasted, priming and painting. This contract would be with Giant Maintenance to finish 191 fire hydrants at a cost of \$16,578.80.

Trustee Slocum asked if the hydrants were in bad shape. Dolezal stated that the normal routine is to scrape off the lose paint and put a coat or two on the fire hydrants. Then the Village needs to go more into a comprehensive finishing job, which gets contracted out.

Trustee Nash entered Committee Meeting at 6:07 p.m.

Trustee Greco asked when was the last time we did this. Dolezal stated that 191 fire hydrants were done last year. He stated that it is a multi-year program, since the Village has 866 within the Village.

Purchase Replacement Printer

Dolezal stated that staff would like to purchase a new printer, the Canon ImageRummer c2880i, that would replace a HP Color LaserJet 8550 and a HP Color LaserJet 2840. This purchase would be a cost savings to the Village within the next 12 months.

Mike Petrick, GIS/Information Systems Coordinator, was present to answer any questions the Board may have. Petrick stated he ran some metering software to monitor the printer volumes for the color printers, since they are expensive to operate. The Canon ImageRunner c2880i would be more efficient and our printing costs would be less. This replacement was suppose to take place next budget year, but due to the HP8550 being disabled, putting money into it now to repair it and then replace it in less than a year, doesn't make a lot of sense.

Agreement for Design of Traffic Control Signalization

Dolezal stated that staff feels that traffic control signals are warranted and in the public interest at the intersections of Bell Road at Route 6 and McKinley Woods Road at Route 6. In an effort to accomplish that project, the Village is looking at doing the design, engineering and construction ourselves.

The proposals are from Smith Engineering Consultants. The contract for Bell Road is \$65,375 and for McKinley Woods Road is \$68,575. This would take the Village to the set of design drawings and approval from IDOT. Construction funds for the signalization will be proposed in the 2008-2009 budget.

Bowden stated that the he has looked at the MFT Fund 22 and 26, was readjusted for this project to fit within the current budget. There should be some developer responsibility that we may be able to get as a contribution and recapture some of it as it develops.

President Cook stated that the intersections are too dangerous to not move forward. Accidents occur there and more often a lot of close calls. The Citizens Advisory Committee, as well as the public, have come to him and feel that the traffic light is warranted.

Trustee Slocum asked if there was possibly a time frame of when the lights would be going up. Dolezal stated that it could by fall of 2008, end of construction season.

Henneberry – Improvement Completion Guarantee Reduction

Dolezal stated that staff is requesting a motion to reduce Henneberry Unit 11 Improvement Completion Guarantee for Steps 1-4 from \$635,925 to \$127,185 that's the maximum allowable reductions to 20%.

ADMINISTRATION

Odor Alert Network

Village Administrator Jamie Bowden stated that the Village had been approached by Greg Michard who is with Johnson, Depp and Quisenberry, about setting up an Odor Alert Network (OAN). Lemont has one in place. President Cook and Bowden had a meeting with Mr. Michard and the IEPA to discuss how this would unfold and how it could be implemented here.

Bowden is not asking the Village Board for any action since the Village received a draft of the proposal today. He would like to review the proposal with staff and bring it back for approval.

Mr. Michard was present and appreciated the opportunity to speak with the Village Board. He stated that towns with industrial areas and are experiencing residential growth realize that they

will receive odor complaints. Lemont and Romeoville shared this concern and about five years ago they formed a collaboration of Municipal Government interested businesses and interested residents to form this OAN. The OAN has one phone call that will trigger action. Every phone gets a response within a few hours by phone. Lemont was experiencing, before this network was in operation, fewer than 10% of all odor complaints were getting resolved. Within one year after the network went into place, nearly 60% of all odor complaints have been resolved and they have been able to continue that success rate for the past four years.

Mr. Michard stated that it not cost the Village anything. The members consist of the businesses in the community pay annual dues, which funds the technical support and administrative support that runs the OAN.

He stated that residents are involved because the people who want to be part of it can be part of what they call the Century Network. It gives a real feeling in the community that you have business and Municipal Government and residents working together.

Bowden stated that the first step would be identifying the businesses that would be potential members to this group. Then the Village meets with the businesses to see if they would like to participate, so that they could contribute annually. Then set up the network and put it in place.
Trustee Davidson entered Committee Meeting at 6:20 p.m.

Trustee Nash asked what the response time. Mr. Michard stated that the average is about two hours.

Trustee McMillin asked how far the OAN takes care of situation, once the odor has been identified. Mr. Michard stated that once it is identified, they work with the source of the odor to get them to resolve the problem, if it is not taken care of it is forwarded to the IEPA. Typically the source will resolve the problem within 24 hours.

Trustee Slocum asked what percentage of businesses in Lemont and Romeoville are involved with the OAN. Mr. Michard stated that there are approximately 15 businesses that are members of OAN.

Trustee Militello asked how it is funded. Mr. Michard stated if the businesses that are approached do not want to contribute the IEPA has a fund that would help start the network but it would only be for about two years. He stated that the large companies in Lemont contribute about \$2,000 a year for the operation.

Trustee Militello asked if the OAN relied on volunteers. Mr. Michard stated that they train the volunteers and they do not need to leave their homes or their business. The coordinator will call them and inform them of an odor in their part of town. They are then asked to go outside and see if they can smell the odor.

Will County Animal Control Update

Bowden stated that Chief Admonis and he met with the Animal Control Department in New Lenox. Today he received the signed contracts for Animal Control. The point of origin will be

through the police department or Wescom after hours, they will dispatch Will County. The concern the Village has is the response time. The animal will not be released until all the fines are paid and residents will need to go to Will County to pick up their pet. Animal Control Department will cover all of Channahon, except Grundy County.

Bowden stated that Grundy County has indicated that they will forward a contract in December. It gives us some time to see how this works with Will County before we sign with Grundy.

EXECUTIVE SESSION

Trustee Slocum made the motion to go into Executive Session at 6:30 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.

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

NAYS: NONE

MOTION CARRIED

Trustee McMillin made the motion to close Executive Session at 7:17 p.m. Seconded by Trustee Militello.

VERBAL VOTE: ALL AYES

MOTION CARRIED

Minutes Submitted by
Leticia Anselme
Deputy Village Clerk