

**CHANNAHON VILLAGE BOARD
COMMITTEE MEETING
SEPTEMBER 17, 2007**

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

Also present were Village Administrator Jamie Bowden, Village Attorney Dave Silverman, Finance Director Robert Guess, Police Chief William Doster, Director of Public Works Ed Dolezal, Director of Community Development Mike McMahon and Deputy Village Clerk Leti Anselme.

COMMUNITY DEVELOPMENT DEPARTMENT

Lake Shokakana – Termination of Special Use Permit and Rezoning

Director of Community Development Mike McMahon stated on January 15, 1996, the Village of Board passed Ordinance 883 Rezoning the Property at 23926 and 24531 S. Ford Road, commonly known as Lake Shokakana, to A-1 Agricultural District and granting a Special Use Permit for a recreational facility use.

The Ordinance also lists the following conditions:

- Commercial camping is prohibited on the project. The storage of campers, except those owned by the owners or their immediate family is prohibited.
- That no alcoholic beverages are permitted on the “project.”
- Channahon Police are allowed on the property without the owner’s consent.
- That no gasoline powered motor boats and/or motors are permitted in the “project.”
- That beach hours shall be no more than:
 - a. 9:00 a.m. to 9:00 p.m. from and including Memorial Day to and including Labor Day.
 - b. 9:00 a.m. to 7:00 p.m. at all other times.

Since the granting of the Special Use Permit, there have been numerous complaints regarding loud noise and drinking on the property. Police call reports range back to September of 2002 with loud noise complaints being the most prevalent. From October 2006 to September 2007, the Channahon P.D. received over 30 police calls concerning Lake Shokakana.

On June 27, 2007, Mike McMahon and Dave Cavanaugh met with Chris Rouskey, Mr. Koerner’s attorney, in response to a letter from June 1st. Mr. Rouskey stated he would discuss the issues with Mr. Koerner in hopes of rectifying the problems.

On July 15, 2007 at 6:00 a.m., the police were notified that a semi truck was in the parking lot with its engine running all night. The truck driver stated that Lake Shokakana charged him \$40.00 for overnight camping and was never told he could not have alcohol on the property. The truck driver did not have any fishing equipment. No persons were on duty at the time and the gate was locked with the truck inside.

On September 10, 2007, the Planning and Zoning Commission held a public hearing and heard testimony on the issues stated above.

Mr. Rouskey complained that the Village has not given Mr. Koerner proper notice or due process. Mr. Rouskey also offered alternatives to the termination, such as amendments to the Special Use Ordinance, as the property is Mr. Koerner's main source of income.

Residents living adjacent to the property stated that noise complaints and drinking have been problems since the beginning of the recreational operations.

The Planning and Zoning Commission recommended the Village Board approve the termination of the "recreational facility" Special Use Permit of Lake Shokakana/Koerner Property in accordance with Section 2.4 of Ordinance 883 and be rezoned to straight A-1 Agricultural zoning.

Staff recommends the Village Board of Trustees approve the Ordinance Terminating the Special Use Permit granted by Ordinance 883 allowing a recreational facility use on 23926 and 24531 S. Ford Road, the Lake Shokakana/Koerner property, thereby Rezoning the Property to A-1 Agricultural District.

President Cook asked if anyone from the floor would like to speak on this item.

Andrea McCowen, 24245 S. Ford Road, stated that, Mr. Koerner said that he was not informed of these police reports during the Planning and Zoning meeting. She stated that she personally informed Mr. Koerner himself. He then contacted her about the two other complaints she made. There has been vandalism to her property. She stated that he seems to not care and in the paper a reference was made with the school coming into the area, that they will be a neighbor and with that comes responsibility. She has been putting up with it for 12 years.

Denise Malone, 24545 S. Ford, stated that she has a connecting property with Lake Shokakana. She said that it has been an on-going battle with Mr. Koerner. She stated that she put a fence up and people throw their garbage over, alcohol bottles and other items. They have even come over the fence and around. This usually occurs in the evening from 7 p.m. to 9 p.m. They stay there all night long and are not suppose to.

Ms. Malone stated that her family cannot sleep at night with the anticipation that someone may drown in her pond. They do not use the port-a-pots. Items are now being stolen from her yard. She is unable to sit out on her porch.

President Cook stated that he is aware that the owner has been contacted. President Cook has spoken with the owner himself. He has spoken with him on some of these issues. It is unfortunate that residents are unable to enjoy their own property because they have rights too.

Crase Auto – Site Plan

The applicant, Randy Crase, is proposing to expand his existing business, Crase Auto Sales, to the adjacent western property located at 24943 S. Fryer Street. The subject property has been rezoned from R-2 Single Family to C-4 Automotive Service District, conditioned on Site Plan approval.

Staff recommends the Village Board of Trustees approve the Crase Auto Site Plan at 24943 S. Fryer Street, in accordance with the reviewed plans.

Trustee Greco asked if Mr. Crase had taken care of the lighting problem. McMahon stated that he has proposed more architecturally significant lights instead of the industrial style.

Trustee Slocum asked about the landscaping off of Route 6. McMahon stated that there won't be a lot of landscaping along Route 6, because of the slope from the highway, there is not a lot that can be done, but there will be a berm. A fence will also be added.

FINANCE DEPARTMENT

An Ordinance for the Issuance of \$2.5 Million in Bonds for the Bungalow Road Project

Finance Director Robert Guess stated that when the Bungalow Road project came about, the Village started to figure out an estimate of what it would be. What was come up with was \$2.5 million to go out for bonds.

Guess then introduced Eric Anderson, from Harris Bank, if anyone had questions. Mr. Anderson stated that upon approval, this would close on October 1, and advances the Village of Channahon \$2.5 million, only \$325,000 would be callable.

POLICE DEPARTMENT

Promotion of an Officer to fill the position of Detective Sergeant

Chief Doster stated that he will be seeking the Village Board's concurrence with the Fire and Police Commission for the promotion of Jeff Wold to the position of Detective Sergeant.

PUBLIC WORKS DEPARTMENT

Special Sign Policy

Director of Public Works Ed Dolezal stated that about two months ago a Special Sign Policy was brought before the Board for their comments, consideration and potential approval. Last week he met with President Cook, Trustee Slocum and Administrator Bowden who had some additions.

Their request was to include Handicapped Child, which would take into consideration other disabilities other than Deaf or Blind. It would still follow the same criteria, which would require documentation from a licensed physician. The sign placement will be verified every two years to insure that the criterion is met.

Damaged Mailbox Ordinance Revision

Dolezal stated that there has been a discrepancy between a long standing policy with how the Village handles damaged mailboxes and the reimbursement as to what the ordinance read. Primarily it was the reimbursement as opposed to replacement and location behind curb or edge of pavement. This ordinance clarifies that it is only a \$50 reimbursement and placement of a mailbox is 6 inches behind the curb, which is consistency with what the Board approve in the past.

Keating Pointe – Improvement Completion Guarantee Reduction

Dolezal stated that the Board reduce the Improvement Guarantee Step 1 and 2, down to 20% for Keating Pointe.

North Hansel Estates – Improvement Completion Guarantee Reduction

Dolezal stated that the Board reduce the Improvement Guarantee for Step 1, down to 20% for North Hansel Estates.

Bungalow and Brisbin Roads Improvements Project Testing Service Agreement

Dolezal stated that the proposal is from Midwest Testing Services. The project includes reconstruction of Bungalow and Brisbin Roads, patching on Gun Club Road and storm sewer.

ADMINISTRATION

Grundy Economic Development Council and Brisbin Road Interchange Update

Village Administrator Jamie Bowden stated that the memo from Kane, McKenna and Associates, Inc. lists a couple options on the shortfall of the interchange. Nancy Ammer was present on behalf of the Grundy Economic Development Council (GEDC).

Ms. Ammer stated that the GEDC has hired Kane, McKenna and Associates from Chicago to help evaluate different ways to overcome an approximately \$12 million shortfall for the Brisbin Road interchange. IDOT revised the construction dollars to 24 million, which was significantly higher than it was originally quoted.

Kane, McKenna came back with the following:

1. The establishment of a Special Service Area (SSA) and the issuance of SSA Bonds.
2. The use of existing land owner contribution.
3. The issuance of a revenue bond supported by a Letter of Credit.

She stated that these were the three options that GEDC were looking into. Any of these options would require impact fees in the region.

Ms. Ammer stated that she is going to be meeting with all three municipalities Channahon, Minooka and Morris to discuss the possible alternatives. She has spoken with the county and is closely working with them.

She is hoping to get a consensus from the Board, within the next month, on the three options.

Bowden asked if there was any preference from any of the other communities. Ms. Ammer stated having three different towns to establish an SSA is going to be a challenge. The option would definitely be the land owner contribution, but we are not sure how the land owners will take it.

President Cook stated that all the property owners are around that interchange are going to prosper greatly from the construction. Their property value is going to go up.

He then asked Ms. Ammer on her perspective on how the boundary agreement with Channahon and Morris influences the interchange to move forward. Ms. Ammer stated that she feels it would be irresponsible to go forward with issuing bonds on a construction of an interchange based on receiving impact fees. When it is not known who will be providing the service and a developer does not know who to talk to. A boundary line is fundamental and for GEDC to move forward with these financial options it is very important.

Contributing \$5,000 to the GEDC

Ms. Ammer stated that GEDC began in 1994 as a division of the Chamber. In 2003 the GEDC has been separate. They are 70% privately funded and 30% publicly funded.

The GEDC works on retention, attraction and business climate. They do not do residential or retail development. Ms. Ammer went into detail with things the GEDC has done in the past and what they are looking to do for the future.

Ms. Ammer stated that the lists of goals that they have is the Brisbin Road project, the EDPA Promotion, they are working closely with the GE Nuclear Reprocessing Proposal and transportation projects.

Trustee Nash asked what the other surrounding communities have contributed. Ms. Ammer stated that Morris contributes about \$12,000, Minooka contributes \$7,500 and some of the other municipalities are a dollar per resident, with the exception of the towns that border them, Dwight, Seneca and Channahon. She stated that the \$5,000 was negotiated with the previous Village Administrator, Marian Gibson, and has not been modified.

Trustee Nash asked what amount is contributed to Will County. Guess stated that it is \$10,000. Trustee Nash wanted to know why the same amount was not being contributed to GEDC. President Cook stated because that is what they asked for. Ms. Ammer stated that it was something that has been looked at. As an organization they try to grow their base and not raise the fees. She stated that most of the municipalities have increased automatically because of the dollar resident. What happened with Channahon is there were a few residents in Grundy County, the dollar resident wasn't fair either, which is why that is the number that came up. She stated that maybe that should be re-evaluated in the future.

- **Authorizing of Contract Approval with D Construction for Brisbin Road and Bungalow Road**
- **Execute the Road Construction and Contribution Agreement**
- **Amend the Strand Agreement for the Design of Bungalow Road**

Bowden stated that these three items are somewhat all related. This is for approving the contract with D Construction for Brisbin and Bungalow Road. After the last few meetings and setting the bid specifications through Strand Associates, a contract was negotiated with the proposed low bidder, whom was D Construction, for \$2,556,669. Staff recommends approval of this contract contingent on the Execution of the Road Construction and Contribution Agreement with the business owners out there, which consists of Five Star, Lafarge and Northfield Block. Based on that execution we would recommend executing the contract with D Construction.

The last item is to amend the agreement with Strand for the design of Brisbin and Bungalow Road. When this was initially designed it was going to be an open ditch project. A storm sewer had to be installed to handle the additional drainage.

Chris Ulm from Strand Associates was present and informed the Board that there were several additional items that took place. The project took several different courses during the 3 month period. Meetings were being held with the land owners and business owners, which Strand Associates was present for. There were also additional opinions of probable cost that had to be

performed for those meetings. A lot of time was spent with Nicor and AT&T, which the time and design and meeting and coordinating with them has potential saved a lot of construction dollars, with not having to relocate a lot of those utilities.

Mr. Ulm stated that there was also the storm sewer. The plan was to reduce the cost of construction by using an open ditch, which a design was provided, but in everyone's opinion it looked unsafe. The ditches were quite deep and somewhat steep, so it was determined that a redesign be performed to put storm sewer in. The construction dollar still came under the original cost opinion for the project with the storm sewer.

Trick or Treat Hours

Bowden stated that the Village Board has determined the hours for Trick or Treating on Halloween in the past. Staff is recommending that they allow the hours to be from 4 p.m. to 7 p.m.

Update on High School Project

Bowden stated that the Village has submitted an Intergovernmental Agreement to the MCHS for their approval and review. They have been asked to focus on the center entrance to be widened and the availability of a signal when it's warranted. The agreement also requests that they finance the signalization when it is warranted.

McMahon stated that he met the project manager and the homeowner's association president by the site. He stated that they walked the site and figured that a fence would be constructed about 2 feet onto the high school property. The high school and homeowners association are going to form an agreement where the school will be responsible for the maintenance of the fence, but the property owners and homeowners association will mow the extra two feet.

Trustee Davidson asked how the signalization of Bell on Route 6, going to be effected with the school's opening. Bowden stated that there have been a lot of discussions about this. He believes that there is enough separation to allow signalization.

President Cook asked Dolezal if he had a time frame. Dolezal stated that hopefully it will be by November of next year.

Minutes Submitted by
Leticia Anselme
Deputy Village Clerk