

**CHANNAHON VILLAGE BOARD  
COMMITTEE MEETING  
OCTOBER 1, 2007**

Village President Joe Cook called the meeting to order at 6:00 p.m. with Trustees McMillin, Slocum, Militello and Greco present. Trustee Davidson entered at 6:12 p.m. and Trustee Nash entered at 6:25 p.m.

Also present were Village Administrator Jamie Bowden, Village Attorney Justin Fredin, 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**

Director of Community Development Mike McMahon had no formal items for discussion, but he updated the Village Board in regards to some plans that were received from Zausa Homes to build in the Wedgewood Highlands Subdivision. Zausa Homes developed the property.

McMahon informed the Board that Zausa Homes sold about 21 lots and started building homes, but with the down turn of the residential market, selling of the lots dropped. They were then being pressured by the bank to start turning some type of profit, so the idea was that they build their own product or sell the remaining lots. The plans that were submitted are substantially less quality and size and price point with the homes that are currently in that subdivision. A lot of custom home builders bought the 21 lots and have built homes with high roof elevations, high pitches, a lot of stone and brick work with three car garages. Staff felt that the residents that live in Wedgewood Highlands and the builders who own lots in that subdivision be informed of Zausa Homes plans.

McMahon stated that a productive meeting was held a few weeks ago. Zausa Homes went back to their bank and worked out a new price point for the sale of the lot. A real estate agent who represents one of the buyers, is interested in purchasing some of the lots but the buyer's condition of sale is that the covenant be raised.

President Cook stated that the reason this was brought to the Village Board was because a meeting was held for the current home owners in the Wedgewood Highlands subdivision and Zausa Homes. The letters were only sent to the current home owners and a resident from the Highlands subdivision was given a copy of the letter. The Highlands resident then made copies and handed them out through out the Highland's neighborhood.

President Cook stated that he was not in attendance for the meeting, but had heard from staff that many residents from the Highlands tried to attend the meeting. This meeting was limited to parties that were directly involved with this issue. There were statements made from the Highlands residents that it was an unlawful meeting taking place. It was also stated that Trustees were present, which is why a letter was sent to the Highlands residents that tried to enter the meeting for the Wedgewood Highlands and Zausa Homes. He stated that McMahon explained to the residents that showed up that this was not a public hearing it was only for residents in Wedgewood Highlands.

President Cook stated that he was informed that the Highlands residents that were vocal, feared there would be production housing or housing at a less standard than what they have.

Trustee McMillin asked if Zausa was requesting any changes in the annexation agreement. Village Administrator Bowden stated no. He stated that Zausa wants to sell the property or cut permits for the housing. Zausa Homes is willing to step back if something could be brokered for him to sell the property.

President Cook stated that the Village has been encouraging higher building standards.

### **FINANCE DEPARTMENT**

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

Finance Director Robert Guess stated that at the last Board Meeting this was not voted on because it was contingent upon receiving the agreement from the business in the area with their contribution, which has been put in place. The sale of the bonds was done this morning.

Bowden stated that there were some minor issues with Nicor. Strand Associates and the Village met with Nicor on Friday and it has been worked out. Within the next week we will receive a letter from Nicor allowing us to proceed, there will be some additional cost. A storm sewer will need to be move around an existing main.

President Cook stated that all the businesses in that area, with the exception of one, really came through. They were under no obligation to do so.

**Trustee Davidson entered at 6:12 p.m.**

### **POLICE DEPARTMENT**

No Formal Items for Discussion.

### **PUBLIC WORKS DEPARTMENT**

#### **Award Surplus Well Motor and Pump**

Director of Public Works Ed Dolezal stated that only one bid was received for this project from Layne-Western in the amount of \$3,100.00. Staff is requesting a motion to accept this bid for the surplus well motor and pump.

#### **Morris Hospital foundation Grant**

Dolezal stated that it would be a good idea to obtain some Automatic Defibrillators for the offices. He stated that Trustee McMillin suggested that the Village attempt to get grant money for the Automatic Defibrillator. Trustee McMillin picked up the forms and the Administrative Assistant in the Public Works Department, Diane Cook, filled out the forms and did the grant application. Morris Hospital Foundation then decided to fully fund two defibrillators, so tonight Morris Hospital will present the check to the Board.

Trustee Greco asked who would be trained on the defibrillators. Dolezal stated that the police and fire department are willing to do training, but the devices are self-explanatory.

**ADMINISTRATION**

**A Resolution to Approve an Indemnification Agreement with MCHS**

**A Resolution to Approve an Intergovernmental Agreement with MCHS**

**A Resolution Approving the Highway Permit Agreement with MCHS**

Bowden stated that the Highway Permit Agreement between the Village of Channahon and MCHS District 111. This agreement indemnifies the Village and requires the MCHS to name the Village as an additional insured, as the contractor, for doing the work in the right-of-way.

Intergovernmental Agreement for signalization agreement providing MCHS District 111 will finance signalization upon it being warranted. This would be a request that after the school has been open, the Village has the ability to request them to do a traffic study. If signalization is warranted MCHS would finance it. MCHS is then asking that a recapture agreement be obtained with the property across the street.

Resolution approving the Highway Permit required by IDOT. This is to go before their Board this Thursday.

**EXECUTIVE SESSION**

Trustee Davidson made the motion to go into Executive Session at 6:20 p.m. for an Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee Of The Village Of Channahon. Seconded by Trustee Greco.

**VERBAL VOTE: ALL AYES**

**MOTION CARRIED**

**Trustee Nash entered at 6:25 p.m.**

Trustee Davidson made the motion to close Executive Session at 6:30 p.m. Seconded by Trustee Slocum.

**VERBAL VOTE: ALL AYES**

**MOTION CARRIED**

Trustee Militello was absent.

Minutes Submitted by  
Leticia Anselme  
Deputy Village Clerk