

**CHANNAHON VILLAGE BOARD
BOARD MEETING
JANUARY 15, 2007**

Village President Cook called the meeting to order.

Pledge of Allegiance to the Flag was recited.

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

Also present were Village Administrator Jamie Bowden, Village Attorney Justin Fredin, Director of Finance Robert Guess, Chief of Police Steve Admonis, Director of Public Works Ed Dolezal, Director of Community Development Mike McMahan, and Village Clerk Eileen Clark.

CITIZEN/SPECIAL REQUESTS/PUBLIC HEARINGS

CONSENT AGENDA

Trustee Militello made the motion to approve the Consent Agenda. Seconded by Trustee Lyons.

ROLL CALL AYES: Nash, Militello, McMillin, Lyons, and Greco

NAYS: NONE

MOTION CARRIED

Trustee Davidson was absent.

Items approved at this time are as follows:

- A. Minutes.....Committee Meeting.....January 2, 2007
- B. Minutes.....Board Meeting.....January 2, 2007
- C. Bills List.....January 15, 2007

Trustee Davidson entered the meeting at 7:30 p.m.

REPORTS & COMMUNICATIONS FROM VILLAGE OFFICIALS

A. Village President

B. Community Development Department

Southern Crossing Final Plat

Director of Community Development Mike McMahan stated Southern Crossing – Channahon, LLC is approximately 68 acres of C-3 commercially zoned property at Route 6 and Ridge Rd. Initially, the property was sub-divided into eleven (11) parcels, nine (9) out-lot parcels along Route 6 and two (2) larger parcels.

On January 8, 2007, the Planning and zoning Commission recommended approval of the re-sub-division of Unit 2 of Southern Crossings.

Trustee Militello made the motion to approve the re-subdivision of Unit 2 of Southern Crossing from three (3) lots to four (4) lots at Route 6 and Yellow Pine in accordance with the reviewed plans. Seconded by Trustee Greco.

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

Whispering Oaks Town-homes Concept Plan

Director of Community Development Mike McMahon stated the subject property Whispering Oaks Subdivision was annexed into the Village of Channahon on August 1, 2005. In May 2004, the Planning and Zoning Commission approved the preliminary plat, and in July 2004, approved the rezoning R-1 to R-3 for what is currently part of Lot 15 and Lot 16 on proposed plat. The preliminary plat was revised to all single-family lots and approved by the commission in November 2004.

On January 8, 2007, the Planning and zoning commission recommended approval of the preliminary plat, as well as the rezoning of Lots 1-14 from R-1 to R-3.

Trustee Militello made the motion to approve the rezoning from R-1 to single-family for Lots 1-14 of Whispering Oaks Sub-division, in accordance with the reviewed plans. Seconded by Trustee Lyons.

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

Trustee Militello made the motion to approve the preliminary plat for Whispering Oaks Sub-division, in accordance with the reviewed plans. Seconded by Trustee Lyons.

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

Director of Community Development Mike McMahon presented the monthly report for the month of December 2006.

Planning Commission meeting regular meeting will be Monday February 12, 2007 at 6:00 p.m. at the Channahon Municipal Building.

C. FINANCE DEPARTMENT

Director of Finance Robert Guess presented the Monthly Report and Financial Report for the month of December 2006.

D. POLICE DEPARTMENT

Chief of Police Steve Admonis presented the Monthly Report for the month of December 2006.

E. PUBLIC WORKS DEPARTMENT

Whispering Oaks Sub-division Letter of Credit Reduction

Director of Public Works Ed Dolezal stated Whispering Oaks Sub-division Guarantee currently holds \$4,367,999. The developer has asked for a reduction to \$2,454,166.55, a difference of \$1,913,832.45 based on their claim of work completed to date. Staff has reviewed completed work and is in general agreement to the requested reduction with the exception of Off-Site Sanitary Sewer work not being complete. Therefore a reduction of \$2,586,253.00 would be more in line with completed work.

Trustee Davidson made the motion to reduce the Sub-division Guarantee for Whispering Oaks Sub-division to \$2,586,253.00. Seconded by Trustee Lyons.

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

McKinley Oaks Sub-division Units 1, 2 & 3 Sub-division & Maintenance Guarantees

Director of Public Works Ed Dolezal stated McKinley Oaks Units 1, 2 & 3 Sub-division and Maintenance Guarantees currently hold \$47,597 in cash. Staff has inspected the public improvements and determined they can be accepted by the Village along with a cash Maintenance Guarantee for Units 2 & 3 – Phase 4 improvements in the amount of \$20,637. This guarantee will be held for a period of two years past the date of village final acceptance of said improvements.

Trustee Davidson made the motion to accept improvements to Units 2 & 3, Phase 4 along with a cash Maintenance Guarantee in the amount of \$20,637 for Unit 2-Phase 4 and Unit 3-Phase 4 improvements in McKinley Oaks sub-division and return \$26,960 to the developer. Seconded by Trustee Lyons.

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

Director of Public Works Ed Dolezal presented the Monthly Report for the month of December 2006.

F. Village Attorney

Village Attorney Justin Fredin stated no report.

G. Village Administrator
School District Tap-on Fees

Village Administrator Jamie Bowden stated a survey of the surrounding communities in regard to waiving tap on fees and found they are handled differently.

The Village has expended funds to install the improvements and the fees are use to cover the expense associated with such improvements. If the Village is to consider this waiver, I would suggest to MCHS District 111 to be open minded on open dialogue on their philosophy of property tax abatement for industrial and commercial property and

projects. These uses cause no impact to school district, and any tax property revenue facilitated would be unanticipated revenue with no expense implications.

Discussion followed.

Trustee Nash made the motion to waive 40% of tap on fees. Seconded by Trustee Lyons.

ROLL CALL AYES: Nash, Lyons, and Greco

NAYS: Militello, McMillin and Davidson

Village President voted Aye

MOTION CARRIED

Village Administrator Jamie Bowden presented the Monthly Report for the month of December 2006.

COMMITTEE REPORTS

Public Safety – Trustee Greco –no report.

Public Works – Trustee McMillin –no report.

Code Enforcement – Trustee Nash – no report.

Finance/Public Health & Emergency Support – Trustee Lyons – no report.

Community and Legislative Affairs – Trustee Militello – no report.

Human Resources – Trustee Davidson – no report.

OLD BUSINESS

NEW BUSINESS

COMMENTS FROM THE FLOOR

EXECUTIVE SESSION

ADJOURNMENT

Trustee Lyons made the motion to adjourn. Seconded by Trustee Greco.

VERBAL VOTE: ALL AYES

MOTION CARRIED