

**CHANNAHON VILLAGE BOARD
COMMITTEE MEETING
MARCH 18, 2008**

Village President Joe Cook called the meeting to order at 6:00 p.m. with Trustees McMillin, Militello and Greco present. Trustee Davidson and Slocum entered at 6:10 p.m. Trustee Nash entered at 6:50 p.m.

Also present were Village Administrator Jamie Bowden, Village Attorney Sheri Freeman, Finance Director Robert Guess, Police Chief Joe Pena, Director of Public Works Ed Dolezal, Director of Community Development Mike McMahon and Acting Village Clerk Leti Anselme.

COMMUNITY DEVELOPMENT DEPARTMENT

Landscape Ordinance

Director of Community Development McMahon stated that the landscape ordinance will be guidelines pertaining to commercial and residential development. It will not be applicable to any existing single family detached housing that is either constructed or being constructed.

There will also be a tree preservation requirement that will be added to the ordinance. This was a request by the Village Board. This section would protect the trees that are on existing property. Developers will be required to submit a tree survey.

The Planning and Zoning Commission recommended approval of this ordinance at the March 10 meeting.

Ordinance Amending and Repealing Landscape Language

McMahon stated that this ordinance would repeal the language in the Code of Ordinance and allows it to be in one section.

Trustee McMillin asked if this would affect the Voss and McDonald property. McMahon stated that if it is not specifically mentioned in the annexation agreement, we then go to the Code of Ordinance. McMahon stated that one thing that was not put into the ordinance was obtaining a permit to remove a private tree, which is something that the Board did not want.

McMahon stated that the preservation section is only for new developments. The ordinance states that the developer would need to provide a tree survey. The Village can tell the developer to remove certain trees and plant so many trees for the ones that were removed. He stated that this will help with negotiating with the annexation agreements.

Trustee McMillin asked how is it calculated in replacing a tree that has been there for 20 years. McMahon stated that there is a standard with which we would follow.

Trustee Davidson and Slocum entered at 6:10 p.m.

Director of Public Works Dolezal stated that the Village has a tree ordinance that regulates to parkway trees. It allows the Village to have residents take down infested trees. The Tree Board maintains and updates a list of trees for parkways.

Trustee McMillin asked that if a developer is interested in bringing tax revenue to the Village, why the Village should not let them clear the lot and replace them with similar trees. President Cook stated that this ordinance would give us the ability to inform the developer that we would like the trees to stay and they can work around them.

Trustee McMillin stated that his concern was what if a tree is in the way of a water main that needs to go through. Village Administrator Bowden stated that the Village would have some type of leverage with this ordinance to keep the larger trees.

McMahon stated the ordinance states:

1. No existing Surveyed Deciduous or Evergreen Tree which has been identified on the "Tree Preservation List" shall be removed without approval of Village staff.
2. Existing trees removed (with Village approval) shall be replaced according to the following schedule:
 - a. Deciduous Trees
 1. In the event a deciduous tree designated for preservation is destroyed or removed, such trees shall be replaced with new trees for every one inch (1") in caliper of removed tree. (*EXAMPLE: A ten (10) inch caliper Sycamore is designated for preservation and destroyed. Four (4) deciduous trees from the Village recommended tree list shall be provided at 2.5 inch caliper.*)
 2. In the event of a fraction of an inch, if the fraction is less than one-half inch (1/2") it may be disregarded. If the fraction is one-half inch (1/2") or greater, it shall be counted as one inch (1").

Trustee McMillin asked how this is going to be monitored. McMahon stated that the survey would need to be done by a registered arborist. Trustee McMillin asked what would be done if the developer removed the trees could he be penalized. McMahon stated the ordinance states:

7. All required replacement trees shall be planted on the site from which the trees were removed. Relief from any portion or the entire on-site tree replacement requirement may be granted by the code official. Relief shall be based upon practical physical difficulties and/or undue hardships related to conditions of the site.
 - a. Where specific unique site conditions render complete replacement impractical, cash-in-lieu of replacement trees may be accepted by the Village. The contribution in lieu of planting replacement trees shall be one hundred dollars (\$100) for each caliper inch of deciduous tree or fifty dollars (\$50) for each vertical foot of evergreen tree and shall be paid to the Village prior to the issuance of any building permits.

Trustee Davidson does not agree with that section of the ordinance. He stated that this ordinance is to preserve trees. This should not be a fundraising scheme to extract money from a person that wants to develop property in Channahon. He stated that the ordinance should provide for the planting of additional trees. If it is decided to go through then the funds should go to community beautification.

Trustee McMillin stated who is on staff to monitor this in the field. McMahon stated that development and construction is being monitored. Trustee McMillin asked when it's being monitored. McMahon stated that is when we would refer back to the tree survey that the developer provides to us. Trustee McMillin had a concern with the installation of the water main.

Dolezal stated that there is a general understanding of what can be done. We will need to enforce the ordinance to the best of our abilities. Bowden stated that the Village would have the ability to say remove it. McMahon stated that currently we can not do anything, with this ordinance we would be able to say something about it.

Bowden stated that this would only pertain to new developments. President Cook stated that he agrees with Trustee Davidson that the funds go back into the community for beautification. McMahon stated that the language can be added that the funds should be preserved for tree replacement throughout the Village.

Dolezal stated that he was not sure what type of funds it will develop, but parkway trees are taken down in residential areas and the Village does not replace them.

Driveway Ordinance and Driveway-Zoning Ordinance

McMahon stated that this ordinance would require driveways and sidewalks be permitted. § 154 Subdivision and Development Regulations is also being amended through this ordinance. There have been issues with new driveways have gone into the public utility easement. The Village has allowed it, but residents have not been maintaining the grades to allow the easement to move stormwater properly.

McMahon stated that residents extending their driveway would need to obtain a \$50 permit. A new home permit would need to show where the driveway is to be on the site plan and the fee would be wrapped up in the building permit fee. This is going to help the public works department with the following conditions:

1. No public utilities are installed or planned within the easement.
2. The flow of storm water will not be impeded.
3. A snow easement is not present.

The Planning and Zoning Commission recommended approval of the ordinance on March 10 meeting.

POLICE DEPARTMENT

No Formal Items for Discussion.

PUBLIC WORKS DEPARTMENT

No Formal Items for Discussion.

ADMINISTRATION

Tax Abatement for Northfield Block

Village Administrator Jamie Bowden stated that McMahon and he met with the Grundy County Economic Development Council and Northfield Block.

They are proposing a \$50,000 square foot addition with an investment of \$7 to \$8 million. A total of about 45 to 50 jobs will be created.

Northfield Block has applied for the three year abatement 75% the first year, 50% the second year and 25% the third year. The first year abatement is about \$10,000, the second year is \$7,000 and the third year is \$3,500.

Bowden stated that they have an option of expanding in Romeoville and Joliet. He then presented Mike Finnegan from GEDC and Wayne Wright from Northfield Block.

President Cook asked Mr. Finnegan if this abatement would this abatement do for the Village. Mr. Finnegan stated that the plan is to relocate the facilities here to Grundy County.

Trustee McMillin asked what brought the facility to Joliet at Briggs and I-80. Mr. Wright stated that the biggest reason was the quarry that is there.

President Cook stated that the facility is in Channahon but its name is the Morris Facility. It is within the corporate limits of Channahon. The Village is expending \$2.5 million project for the road. We will most likely approve this abatement, but we hope you will recognize Channahon as the facility.

FINANCE DEPARTMENT

Power Point Presentation of the Budget FY 08-09

Finance Director Bob Guess had a power point presentation for the Budget FY 08-09.

The budget schedule started back in January. Guess stated that the annual budget represents the single most important policy document adopted each year in the municipal organization. One of the goals is to build on and enhance the current budget document.

Trustee Nash entered at 6:50 p.m.

Guess went over the year in review. He stated that each year the budget process allows the Village Board and staff to reflect on the Village's financial position and major accomplishments of the fiscal year.

Guess continued with his presentation to the Village Board.

Minutes Submitted by
Leticia Anselme
Acting Village Clerk