

**CHANNAHON VILLAGE BOARD  
COMMITTEE MEETING  
JULY 21, 2008**

Village President Joe Cook called the meeting to order at 6:01 p.m. with Trustees Nash, McMillin, Slocum, Militello and Greco present. Trustee Davidson was absent.

Also present were Village Administrator Jamie Bowden, Village Attorney David Silverman, Finance Director Robert Guess, Police Chief Joe Pena, Director of Public Works Ed Dolezal, Director of Community Development Mike McMahon, Village Clerk Missey Schumacher and Deputy Clerk Leti Anselme.

**COMMUNITY DEVELOPMENT DEPARTMENT**

**Pilot Site Plan Amendment**

McMahon stated that since the previous Village Board Meeting, Pilot confirmed with Com Ed that relocation of the pole would cost between \$40,000 and \$60,000. Also the time frame to relocate the pole would be 16 to 17 weeks.

Trustee Slocum asked who would be responsible for the \$40,000 to \$60,000 if this pole was relocated. Attorney Michael Roth, on behalf of Pilot, stated that Pilot would be responsible for the money and that the estimated time frame was significant. He thanked the Board for their consideration.

**Ordinance Amending the Subdivision Regulations – 1<sup>st</sup> Read**

McMahon stated that Staff recommends the Village Board of Trustees approve and ordinance amending Chapter 154: Subdivision and Development Regulations. The amendment includes 3 sections of the Subdivision Regulations:

- 154.22 FINAL PLAT OR FINAL SITE PLAN
- 154.75 COMPLETION OF IMPROVEMENTS
- 154.77 ACCEPTANCE OF STREETS AND IMPROVEMENTS

Summary of the changes is as follows:

- Section 154.22: Amendments are providing clarification by replacing Subdivision Administrator (which is not a position with the Village) with Village Engineer.
- Section 154.22: An inflation rate has been added for the extensions of improvements completion guarantees. Currently an inflation rate does not exist so as time goes on the improvements completion guarantees stay the same while the price of finishing improvements rises, potentially leaving the Village to pay the difference.
- Section 154.75: A timetable is provided for surface course installation.
- Section 154.77: The difference between record drawings submittal/approval and subdivision acceptance has been clearly defined. Previously, the language could be interpreted that once record drawings are submitted or approved, subdivision improvements were accepted by the Village. This discrepancy needed to be clarified.
- Section 154.77: A timetable has been provided when record drawings are to be submitted with the necessary information required, as well as submittal requirements. The stage of acceptance of subdivision improvements is also better defined as grey areas previously existed.

- Section 154.22 and Section 154.77: Amendments were provided to remove or add the word “public” in reference to “constructed improvements.” A subdivision guarantee is required for any utility or street improvements regardless if they are public or private. This has come up several times when developments will have private utilities or roads that will not be turned over to the Village. The Village still requires the improvements be completed to a Village standard and an appropriate Improvement Guarantee is still required.

### **Ordinance Adopting the Official Zoning Map – 1<sup>st</sup> Read**

McMahon stated that in accordance with Illinois State Statute, the Village is required to annually adopt the Village’s Official Zoning Map. The revised map would be amended to include

- Henneberry Farms Resubdivison
- Peninsula P.U.D.
- Town Center Unit 2A
- D & A Management Annexation (Canal and NW Frontage Rd.)

McMahon stated that on July 14, 2008, the Planning and Zoning Commission held a public hearing and recommended approval of the ordinance adopting the Official Zoning Map.

### **Lake Shokakana Special Use Permit**

McMahon stated that Mr. Don Koerner was seeking a special use permit to operate Lake Shokakana, located at 23926 & 24351 S. Ford Rd., as a recreational facility. If approved the special use permit would include several conditions including:

- A. Camping or overnight lodging by the general public is prohibited on the Project.
- B. The storage of campers, boats, trailers, or any of the like is strictly prohibited. The Owner may store his/her camper which is specifically owned by the Owner.
- C. That no gasoline powered motor boats and/or motors are permitted in the Project at any time.
- D. No more than 100 people are permitted within the Project at any given time.
- E. If or when any advertisement sign on the Project for onsite activities is changed or removed, the replacement sign shall not exceed 100 square feet on each face, shall not exceed 25 feet in height, and not more than one sign shall be erected along the Channahon-Minooka/Ford Road. All signs must be approved by the Village Planning and Zoning Commission and permitted by the Village Building Department. All temporary signs must receive a Village Permit and adhere to the Villages sign ordinance.
- F. That the Owner shall at all times comply with all ordinances of the Village and the conditions herein, all laws and administrative regulations of the State of Illinois and the United States of America and/or any political subdivision or administrative agency thereof.
- G. No alcoholic beverages shall be permitted on the Project. A sign must be displayed stating “*NO ALCOHOLIC BEVERAGES ALLOWED.*” The sign shall be no smaller than 12” x 18” and must

be displayed in an area clearly visible by the public patrons and must be installed no later than 30 days after the business operations begin. If not installed, the Owner will be subject to the penalties established in 1.4 herein.

H. No firearms are permitted on the Project and a sign must be displayed stating “*NO FIREARMS ALLOWED.*” The sign shall be no smaller than 12” x 18” and must be displayed in an area clearly visible by the public patrons and must be installed no later than 30 days after the business operations begin. If not installed, the Owner will be subject to the penalties established in 1.4 herein.

I. Business operation hours shall be from 9:00 A.M. to sunset. **ALL** operations shall cease and **ALL** public patrons must exit the Project by sunset. The Project must be closed by the use of a gate promptly at sunset.

J. Only one residence shall be allowed on the premise.

K. The existing trailer on the Project shall be considered a legal nonconforming temporary trailer and used as office space for the business operations on the Project. The trailer must still meet all “temporary trailer” standards and requirements as established by the Village Zoning Ordinance, including, but not limited to, setbacks, permitting, etc.

L. If or when the special use permit granted herein is ever terminated, the subject property, commonly known as Lake Shokakana, may not apply for another special use permit within one

M. The Channahon Police Department is granted full access to the property without prior permission of the owner.

The following are permitted uses outlined and allowed through the ordinance presented:

A. The operation of a beach swimming facility where members of the public are admitted upon payment of a fee.

B. The operation of a fishing facility where members of the public area admitted upon payment of a fee.

C. The operation of a bait shop to sell live and artificial fishing tackle and accessories at wholesale and retail.

D. The operation of a gift shop wherein items may be sold at wholesale and retail.

E. Single-family detached dwelling, which shall meet all Village Zoning requirements.

McMahon also stated that the special use permit previously issued to Mr. Koerner for this facility was terminated for violation of the terms of the permit. On July 14, 2008 the Planning and Zoning Commission recommended denial of the ordinance granting a special use permit for a recreational use facility at Lake Shokakana. A number of residents spoke against this facility. Attorney Luis J. Magana stated that the Village is recommending that this permit not be granted and the previous permit was terminated due to violations and city ordinances.

Mr. Koerner appeared and requested that the Board approve his special use permit. He asked that he be able to use the facility for daytime fishing and daytime swimming only so that he

would be able to raise money to pay the taxes on this property, which is a significant amount of money.

Andrea McCowan, 24245 S. Ford Rd., a neighboring property owner, appeared to speak against granting a special use permit to Mr. Koerner. She asked that the Board consider the effect on neighbors. She stated that Lake Shokakana seems to attract people from outside the area whose conduct would not be acceptable elsewhere. There are sometimes in excess of 100 people, some with dogs. Also loud music is played and homes are with 100 – 225 feet. She listed several alternative park areas that people might use. She requested that if the Board approve the special use permit, they set definite hours because sunset can be arbitrarily defined.

### **FINANCE DEPARTMENT**

No formal discussion items.

### **POLICE DEPARTMENT**

#### **Intergovernmental Agreement with Minooka High School District 111 in reference to assigning a School Resource Officer.**

Pena asked that the Board consider an intergovernmental agreement to assign a School Resource Officer for the new Freshman/Sophomore Center of Minooka High School District 111. The school district has been presented with a copy of the agreement, including pay scale and they are currently looking at the language of the agreement. Pena asked that the agreement be passed contingent on the respective attorneys having the language worked out. The SRO's duties would include:

- School security
- Act as the Police Department's on-site representative in all matters of school security and give advice to school administration when violations of the law are detected.
- Evaluate school special events for manpower concerns, act as a role model, confidant and mentor for students and as a resource for teachers.
- Be active in the prevention of school criminal activity through education and preventative actions.

### **PUBLIC WORKS DEPARTMENT**

#### **Henneberry Farm Unit 11- Acceptance of public improvements, release of Improvements Completion Guarantee and acceptance of Maintenance Guarantee.**

Dolezal stated that Henneberry Unit 11 is currently vacant of building development, but detention ponds and storm sewer improvements, for other nearby Units are built on this site. Staff has approved Record Drawings and inspected the improvements and confirms they are 100% complete. They request the release of ICG and MG in the amount of \$127,185.00.

#### **Coldwell Banker Honig Realty: Release of Maintenance Guarantee**

Dolezal stated that a maintenance guarantee Letter of Credit in the amount of \$12,000 was provided for this project and has never been reduced. Coldwell Banker/Honig Bell is requesting that this Maintenance Guarantee be released.

#### **The Ravines: Subdivision Guarantee Reduction for Step 2**

Dolezal stated that the developer has requested the Step 2 guarantee be reduced from \$145,829.00 to \$100,000.00 Although 95% is the work is not completed, Staff has inspected the

improvements and feels the remaining unfinished work for this step could be completed with the post-reduction amount of \$100,000.00.

**Southern Crossings Unit 2 Route 6 Improvements – Lots 9 and 10 right in/right out improvements.**

Dolezal requested that the Village Board approve a Highway Permit Agreement with IDOT and pass a resolution establishing the Village of Channahon as permittee for these improvements. IDOT, District 3 requires that this be the case.

**Purchased of a Voluntary Speed Compliance Display System**

Dolezal requested that the Board approve the purchase of a Voluntary Speed Compliance Display System. This item has been budgeted for, is solar powered, and can be permanently mounted to control speeding at a specific location. The projected location of this display will be on Bell Rd. The cost of this item is \$7,954.00.

**Ordinance Establishing a Maximum Speed Limit on Brisbin Rd., Bungalow Rd. and Gun Club Rd.**

Dolezal told the Board that the construction in the Brisbin Rd. area that was begun last fall is almost complete. He asked that the Board consider passing an ordinance establishing a maximum speed limit of 45 mph on Brisbin, Bungalow and Gun Club Roads.

President Cook asked if 45 mph was too high.

Dolezal said there was some discussion for a speed limit between 40 and 45 mph. He also noted that if 45 mph was deemed unsatisfactory in the future, there is nothing to stop the Board from passing another ordinance to lower it further.

**ADMINISTRATION DEPARTMENT**

**Hiring of an Administrative Office Assistant**

Bowden asked the Board to consider hiring Rhonda Richter, a local citizen, as an Administrative Office Assistant, pending a background check and pre-employment physical, at a rate allowed per collective bargaining. Starting pay would be \$28,000.00 per year.

**Com Ed Lease Agreement**

Bowden stated that previously a stipulation of approval of the new Minooka High School site was that the district would be required to install the path through Com Ed property. Verbal approval is anticipated by August 1, 2008. Since the path would be on Com Ed property, the Village would hold a lease for a cost of \$1,500.00 for a 10 year period, with two additional 10 year period renewals. Bowden further stated that he would continue to request that Com Ed waive the fee. He requested that the board approve the execution of the lease upon review by the Village Attorney.

Submitted by  
Janet Schumacher  
Village Clerk