

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
APRIL 20, 2009**

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

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 and Village Clerk Missey Schumacher.

ADMINISTRATION DEPARTMENT

Community Events Council

Mrs. Dawn Daniels attended the meeting and updated the Board regarding the Community Events Council. She stated that the council has done some revamping and trying to do more community involvement events. The council has gotten some new members and also returning members. Events this year include: Village garage sales, Memorial Day Service has been finalized and the agenda has been presented to the Board, Village picnic, craft show, home decorating contest, baby contest, Little Miss Channahon, and the Tree Lighting Ceremony on the first Sunday in December. Dawn stated that the CEC may add a cancer walk next year and would like to see Board members get involved. Bob Guess is going to go over their budget. Dawn Daniels will chair the council and communicate with the Village. The CEC has also begun to vote on ideas, trying to be more organized. They meet the 1st Thursday of every month.

Bowden stated that it would be nice for as many people as possible to attend the Memorial Day Service. He asked that any new CEC ideas be run by the Board.

Trustee Militello congratulated the CEC and thanked everyone for their hard work.

United Way of Grundy County – Services Offered

Representatives were not in attendance.

Heritage Tractor Event

Organizer Ron Hibler stated that the representative from the Heritage Corridor Event could not attend the meeting this evening. Event information includes:

The event will be held on June 6, 2009. Approximately 200 tractors will begin the event at the Four Rivers Education Center on Moose Island for staging. Sunday afternoon they will leave there and travel the towpath to Ottawa. This is a several day event. On Wednesday, they will be back at Moose Island for closing ceremonies.

They want to do a small tractor parade through town, south of Rt. 6. They have asked to use the Village property at the end of Blackberry Lane for parking of 100 trucks and trailers.

Dolezal stated that this area is not near any operations and measure approximately 500 ft x 1000 ft. It should accommodate them.

President Cook stated that they have found another place to park semi trucks. They have also agreed to provide VOC with certificate of insurance naming the Village as an additional insured.

Resolution Approving a BDA Agreement with Sprint

Bowden stated that he has been working with Sprint representatives looking at putting in an internal antenna at VOC. We have been having some trouble with service at Public Works and internally with Nextels. PD, PW, and public safety people have Nextel phones. Rep. Dave DiVincenzo has been working with Bowden. The resulting agreement has been reviewed by the attorney. It includes a three year agreement with Sprint at no cost to VOC unless we decide to back out of the contract. After the three year agreement expires, VOC would be able to renew on a yearly basis.

A Special Ordinance Authorizing the Ceding of Private Activity Bonding Authority – 1st Read

Bowden stated that the Village of Channahon has to report to the Governor’s Office of Management and Budget which requires all home-rule units to either designate their Private Activity Bond Volume Cap to another issuer by May 1, 2009 or it is automatically transferred to the State. The Village has received a request from WKRDA to utilize our cap. Bowden asked that a second read on this ordinance be waived as it needs to be completed by May 1, 2009.

Trustee Slocum entered at 6:17 p.m.

COMMUNITY DEVELOPMENT DEPARTMENT

18 Wheeler Site Plan

McMahon stated that the applicant, Dave Kives of Superior Structures, is proposing to build an approximately 18,000 sq. ft. semi-truck repair and body shop on Lot 15 of Riverside Industrial Park. The shop will be operated and owned by Ramiro Hernandez of 18 Wheeler Diesel Service. Mr. Hernandez currently owns and operates 18 Wheeler in Cicero and is looking to expand his business. The property is approximately 3 acres with over 300 feet of frontage along the NW Frontage Rd and zoned I-1 Limited Industrial. This is an approved use in this zoning district. Two ingress/egresses are located on the NW Frontage Road and a total of 9 parking stalls have been provided. Landscaping meets Village code. The building will be pre-cast. This site will not be serviced with water and sewer. Minor engineering issues remain. PZC recommended approval of this plan. McMahon asks that the plan be approved contingent upon final engineering approval.

Mr. Kives added that trucks will be serviced and leave. There will be no storage of trucks or trailers. He hopes to begin construction this year and be done by late fall.

First Community Bank- Special Use Permit and Site Plan

McMahon stated that the applicant, Dora Builders, is proposing to build the First Community Bank of Channahon on Lot 83 of the Ravine Woods subdivision. The bank will be located approximately 500 feet north of the Bell Road/Route 6 intersection on the east side of Bell Road. The applicant requests a special use permit allowing for the use of a bank drive-through.

The property’s total size is 4.61 acres and is zoned C-3 commercial. The proposed two-story building will be a total 15,840 square foot. The First Community Bank of Channahon will be 12,840 sq. ft. and an additional 3,000 sq. ft. will be used for office space. Access to the site will be gained through one 3 lane ingress/egress with right and left turn lanes onto Bell Road and one entrance lane. The bank’s drive-through is on the north side of the building with all drive-through traffic facing west away from the Ravine Woods residents.

Over 100 ft’ of open space has been provided on the east side of the property buffering the site from the Ravine Woods residents. Eighty feet of this area will be used for a retention area that will typically be a dry bottom pond. On the perimeter of the retention area a 10 foot landscape buffer will be provided with dense evergreen plantings (24 trees, 100+ shrubs) and a fence to help prevent any public safety hazards. Applicant will be responsible for maintenance of the fence.

The north side of the property adjacent to the Ravine Woods residences will have a 25’ landscape buffer as required by Village code. The buffer area will implement a minimum 6’ high berm with landscaping down the length of the north edge of pavement. All other landscaping requirements for the site have been met per Village code.

As seen on the Development Phasing Plan, the future retail building will be built at a later date; however, the site will be engineered for construction. The building will be required to gain architectural and interior landscape approval from the Commission and Board prior to any construction of the future retail building site.

Sign elevations have not been submitted; however, the applicant has supplied pictures of what the sign will look like. Sewers and water will be connected to the site.

PZC held a public hearing and recommended approval of the First Community Bank commercial site plan and drive-through Special Use Permit. Two residences spoke seeking clarification on certain issues pertaining to the layout of the site but neither had objections.

FINANCE DEPARTMENT

State MFT Audit Results

Guess stated that the State Auditors have submitted their report on the Village of Channahon and have found that everything is in order and there are no problems.

POLICE DEPARTMENT

Pena presented the Board with a memo regarding the parking situation at Minooka High School’s South Campus.

Pena also presented a copy of a flyer that is being distributed at Pilot stating that tickets will be issued for trucks making a left turn out of the Pilot lot.

Pena informed the Board that the D.A.R.E. graduation will be Tuesday, April 21, 2009.

PUBLIC WORKS DEPARTMENT

Amendment to Engineering Agreement for Design and Construction Related Services for Water Tower

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Dolezal stated that on October 21, 2008 the Village entered into an agreement with Strand Associates to design a 750,000 gallon water tower according to the then recently approved annexation agreement for the Beith property. When that development failed to materialize, there was no longer an immediate need for the tower and the engineer was told to cease work.

Now, the American Recovery and Reinvestment Act has provided funds to the state drinking water revolving loan fund. It is anticipated that the terms of the loan would be 75% of the project cost at 0% interest and 25% of the project costs forgiven. The preliminary cost for the project is \$2,254,000. We believe that this makes the immediate construction of the tower worthwhile. A pre-application and Project Plan have already been submitted. The tower is proposed on the site currently occupied by Tower 1. Tower 1 will be demolished and then Tower 4 would be built. At this point it is possible to remove Tower 1 from service while Tower 4 is built. PW would ask Strand to revise the contract to incorporate this new plan.

Dolezal stated that this plan would still accommodate connection East of I-55 with the same level of service as the formerly proposed IDI Water tower. The connection cost can still be included in any future annexation agreements.

Proposal for Water Tower Geotechnical Engineering

Dolezal stated that to go along with the water tower project, VOC needs soil borings, analysis and foundation recommendations. He requests that the Board enter into an agreement with Testing Service Corp. for \$9,850.00 for these services.

Route 6 Sanitary Sewer Extension – Improvement Completion Guarantee Reduction Allowance for Steps 2 and 4

Dolezal stated that the developer has requested a reduction in their letter of credit. Current ICG status for this subdivision is:

<u>Step</u>	<u>Original Amount</u>	<u>20% of Original</u>	<u>Current Amount</u>	<u>With Reduction</u>
1	\$20,189	\$4,038	\$20,189	\$20,189
2	\$14,124	\$2,825	\$14,124	\$2,825
3	\$0	\$0	\$0	\$0
4	<u>\$47,520</u>	<u>\$9,504</u>	<u>\$47,520</u>	<u>\$9,504</u>
All Steps	\$81,833	\$16,367	\$81,833	\$32,518

No Steps have been previously reduced. A Step 3 guarantee was not applicable to this project. Step 1 reduction is not warranted as the required sanitary sewer televising report and DVD have not yet been submitted. Staff has inspected the improvements and confirms that they are not less than 95% complete. The reductions would equal the maximum allowable reduction to 20% of the original guarantee.

Southern Crossings Unit 1 (Amberleigh Estates) – Improvement Completion Guarantee Reduction Allowance for Steps 3 and 4

Dolezal stated that current ICG status for this subdivision is:

<u>Step</u>	<u>Original Amount</u>	<u>Current Amount</u>		<u>Adjustment</u>	<u>With Reduction</u>
1	\$2,810,088	\$562,017.60	(20%)	\$676,612	\$676,612 (20%)
2	\$910,776.00	\$182,155.20	(20%)	\$219,296	\$219,296 (20%)
3	\$127,260.00	\$127,260.00	(100%)	\$153,208	\$30,641 (20%)
4	<u>\$74,748.00</u>	<u>\$74,748.00</u>	(100%)	<u>\$89,989</u>	<u>\$17,998</u> (20%)
Total	\$3,922,872.00	\$946,180.80		\$1,139,105	\$944,547

Steps 1 and 2 have been previously reduced. The column titled *Adjustment* depicts adjusted guarantee amounts required by Ordinance 154.22(D)(1)(j) to account for increases in construction costs over time. This is the first time the cost escalator has been applied.

The reduced amounts would equal the maximum allowable reduction to 20% of the original guarantee. Staff has inspected the improvements and confirms they are not less than 95% complete.

Award Hansel Road Reconstruction Project

Dolezal stated that on Monday April 13th, seven bids were opened for the 2009 Hansel Road Reconstruction project. The low bidder was Orange Crush, LLC. Since the Village does not have any experience with them, four municipalities were contacted for references and subsequently we believe them to be the low, responsible bidder.

The project includes reconstruction of Hansel Road from McClindon Road to a point approximately one-half mile east, a 2 inch asphalt overlay on Ridge Road from Hansel Road north to the ComEd right-of-way, and ditch and shoulder grading and shaping on McClindon Road. Engineers’ estimates for the project were \$387,717.75. The Orange Crush bid was \$317,317.00.

**Submitted by
Janet Schumacher
Village Clerk**