

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

Village President Joe Cook called the meeting to order at 6:00 p.m. with Trustees Militello, Nash, Papesh, McMillin, Slocum, 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 McMahan, and Village Clerk Missey Schumacher.

ADMINISTRATION DEPARTMENT

Intergovernmental Agreement with Grundy County for Recapture of Brisbin Road

Bowden recommended no action at this time. The issue has been discussion with the developer, 5 Star. Funding by capital bill only calls for 3 lanes. The ultimate design from IDOT will be 5 lanes. 5 Star has indicated the possibility of them building the 5 lane cross section and recapturing their cost from the remaining three corners. Bowen is not sure this proposal will happen.

President Cook stated that construction of Brisbin Rd. is included in Capital Bill. That portion of the project will move forward.

Bowden stated that the job will hopefully go out for bid in 2010 so they can start construction. The respective villages and the county have been working on this for 10 years.

COMMUNITY DEVELOPMENT DEPARTMENT

Special Provisions/ Telecommunications Ordinance

McMahon proposed that adoption of a new section to the Village Code or Ordinances. This will allow the village to address special situations that will arise. It allows for telecommunication towers to be regulated. The ordinance adds definitions for specific structures and allowances for exceptions like satellite dishes. Towers will be allowed in some districts by special use permit. The ordinance will regulate height, screening requirements and other issues such as danger to public health and safety, FAA & FCC standards and other federal standards. No public testimony has been given. McMahon added that Attorney Silverman has taken a look at the ordinance and wants to double check a couple of sections. This is a first read. This is a pre-emptive ordinance. To date, no permit applications have been filed.

Building Code Amendment Ordinance

McMahon recommended amendments to chapters 150 and 151 of the Building Code. Amendments include:

- The fees associated with sign permits needed to be updated in this section as it was not updated when the sign ordinance was updated.
- Articles 150.16, 150.17, 150.18, 150.19 of the General Land Use Policies have been repealed to eliminate redundancy and decrease confusion as language existed in the Building Code that expressed the same regulations.

- The moving of foundation and demolition fee is being amended from \$25 to \$50 to correspond with all other miscellaneous fees which are \$50.
- Specific benchmarks are established for surveys that will correspond with the approved site plans.
- Survey will call out the overland flow routes to ensure that drainage will not be impeded.

Bowden added that VOC currently looks at ordinances where referencing fees rather than VOC fee schedule. He suggested that the ordinance refer to the fee schedule so ordinances don't have to be changed with each fee change.

Subdivision and Development Regulations Ordinance

McMahon stated that the proposed ordinance includes changes to Chapter 154. He has sent the ordinance to trustees for review. This is a first read.

Trustee Papesh suggested that the Subdivision Administrator be the contact person for a developer and the Subdivision Administrator would then set it up with Village Clerk to get an applicant's request on the agenda.

McMahon stated that if it is in proper form, the matter will be put on agenda. Attorney Freeman recommended a specific place to turn in applications.

Bowden added that staff compiles the matters that will be included on the agenda.

McMahon stated that Village Engineer was often used in Village code because that was the only position in use at the time.

Dolezal added that 90% is engineering and gets reviewed by engineering group. The ordinance contains a reference to zoning.

Papesh suggested then taking out the reference to zoning.

Dolezal suggested letting it be an administrative decision and not tying it to a specific person.

Bowden stated that the ordinance works either way.

Trustee Papesh inquired on the issue of street lights. The ordinance figures an 80 ft. lot in 1200 ft. block. Light poles on lot lines at 320 ft., or 340 ft. because a corner lot is 100 ft. He suggested putting a maximum of 340 ft.; otherwise it would put 320 ft. in middle of a lot.

McMahon agreed that Papesh's suggested sounds fine.

Papesh also questioned the section referring to manholes.

Dolezal stated that it has been VOC preference for uniformity.

Trustee Greco stated that he would like them to stay the same. It is easier to get replacements.

Trustee Papesh stated that if you're replacing part, you will replace the whole thing. By specifying you're stuck with pricing from one place.

Dolezal stated that usually one supplier sells to the whole area. There is no variance between the middle men and supplier. There is no benefit there.

Trustee Papesh offered that VOC could go to other suppliers.

Dolezal pointed out that VOC doesn't buy many. Most are put in by the developer.

Trustee Papesh suggested this is burdening the developer.

Village President Cook stated that these are not like a hydrant that we need parts for.

Wind Turbines/ Systems Discussion

McMahon stated that wind turbines are becoming more popular as an alternative source of energy. VOC supports that but need regulations. Jake Melrose has been doing research in collecting existing ordinances in other municipalities. McMahon is seeking discussion on regulating these. The big issue will be set backs. How tall? The height has to be 100% of the set back so that if it topples it lands on the owner's property.

Village President Cook asked if we really want these in residential areas. They make noise.

McMahon stated that there are certain acceptable decibel levels. Companies are now making them for personal use. We have had some calls about them. We need to address them in our ordinances.

Attorney Silverman stated that a law has been passed restricting how much we can regulate them.

Bowden stated that we don't want big towers in residential areas.

McMahon stated that other products that can be attached to house or building are allowed. He is opening up the door for discussion. We will rely on accessory structure code to try to regulate them right now. It talks about setbacks, etc. but may be ineffective.

Bowden stated that they can also be constructed in a series. It could become an aesthetic issue.

Trustee Papesh stated that he did some research. A place in Indiana makes vertical turbine on a 50' to 60' pole. They can be colored to match trees and they are quieter than bladed ones. There are other options.

Trustee Militello asked if they are anymore unsightly than a satellite dish.

Trustee Papesh stated that the smallest one is 20'.

Trustee Nash asked if there is a way to keep them in rear yard.

McMahon stated that location would be regulated by setback from any property line. No ordinance has been presented yet.

Trustee McMillin asked if they would be subject to electrical inspection.

McMahon confirmed that they could be subject to electrical inspection.

Trustee Militello stated that they may eventually be quiet and small. She doesn't want to shut the door permanently.

FINANCE DEPARTMENT

Authorization of Banks

Guess recommended adding Private Bank to list of approved banks and a waive of 2nd read.

POLICE DEPARTMENT

Authorization to Purchase 5,000 Computer Cop CDs

Pena stated that technology grows rapidly. The Computer Cop program will be offer to residents of Channahon to monitor children's use of computers. It allows us to personalize the program. It will be distributed from PD at various functions and offered at schools. CHAMPS funds will be used to purchase these CDs.

Pena also stated that National Night Out will be Aug 4, 2009 from 6-8 p.m. at the Police Station. He encourages everyone to attend.

Pena added that on July 29th the first cadets will graduate and will attend the first August meeting to meet board.

PUBLIC WORKS DEPARTMENT

Resolution to Authorize a Representative to Sign Loan Documents

Dolezal stated that VOC needs and ordinance to authorize a representative to sign applications and loan documents. We have a good chance of getting ARRA money.

Intergovernmental Agreement with Will County Forest Preserve for Blackberry Lane Project

Dolezal suggested tabling this matter. We need an agreement with the Forest Preserve to dedicate land for drainage. They will dedicate land and we will put up street light.

Intergovernmental Agreement with Channahon Township Road District

Dolezal stated that Channahon Township will be responsible for certain roads currently under VOC jurisdiction. Some of the affected roads are included due to geography such as roads south

of the Illinois River, gaps in annexations, etc. We are seeking to transfer maintenance. Some of the roads have stone shoulders and the township is better equipped to maintain them. 3.8 miles of road meet the criteria. VOC will pay Township what they would have received if the road had not been annexed. This is approximately \$1,500 per land mile.

Trustee Slocum asked if there are they any roads we can reciprocate on instead of paying cash.

Dolezal stated that there are not. The township has actually been able to come to us to help. He believes this is a good deal for VOC.

Bowden stated that over time this arrangement may save us some money.

Trustee Papesh asked if the township would change any roads like McKinley and oil & chip them.

Dolezal stated that they would not. The village has collected money to widen McKinley Woods Rd. Adding the signal will result in some widening.

Trustee Greco asked if we have made this kind of agreement before.

Dolezal stated that last year we split contract up for Canal Rd. In this case, they would be doing whole thing at their expense.

Hire a Contractor to Repair a Village Hall Air Conditioner

Dolezal stated that two units serve the Village Hall. A coil is leaking and the unit is out of warranty. Train has given us a free unit, but we need to hire someone to install it and some other work. Proposal from Westside Mechanical is for \$7,300.00.

Route 6 Sanitary Sewer Extension- Acceptance of Public Improvements with Maintenance Guarantee and Release of Improvement Completion Guarantees.

Dolezal stated that staff recommends release improvement completion guarantees and continuing to hold 20% as a maintenance guarantee.

Submitted by
Janet Schumacher
Village Clerk