

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
DECEMBER 20, 2010**

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

Also present were Village Administrator Jamie Bowden, 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. Village Attorney Jean Kenol entered at 6:21 p.m.

ADMINISTRATION DEPARTMENT

Will County CED Investment Contribution \$5,000.00

Bowden stated that \$5,000.00 has been budgeted for this annual contribution. He distributed the executive summary of CED's report. The full report will be available on their website in 3-4 days.

COMMUNITY DEVELOPMENT DEPARTMENT

Three Rivers Library, Parking Lot Expansion – Site Plan

McMahon stated that the library is proposing to expand their parking facilities and is asking the Board to review the conceptual layout and provide feedback. Currently, library events overflow the parking lot. He stated the subject property is approximately 1.6 acres, zoned C-1. They have demolished the house on the property, adding an additional 20, 127 square feet to the current property. The property may have to be rezoned prior to consolidation. He added that they will add landscape berms to the north and west ends. McMahon stated that upon reviewing the conceptual plan, staff asked for additional landscaping. On December 13, 2010, PZC reviewed that plan and was favorable to the overall design. One resident expressed concerns about headlights shining in windows as cars exit the new lot.

Librarian Mary Soucie was present to answer any questions.

Resident Jim McCauley addressed the Board. He stated that he lives across the street from the exit. He believes that the majority of library traffic comes from Rt. 6 and it would be better to switch the entrance and exit in the plan, allowing for traffic flow back to Rt. 6. He suggested making the exit a right turn only to keep traffic out of the subdivision. He also stated that Channon Dr. runs due east and west. He believes there is potential for accidents when the sun is setting. He added that the concept plan does not provide detail telling how wide the drive will be. He also asked if residents would have input prior to approval.

Soucie stated that the library is not opposed to showing the plans to residents. She is concerned with reversing the entrance and exit. She stated that many patrons are dropped off at the door. If the drives are reversed, the flow would not facilitate drop off. They would also have to relocate the book drop.

President Cook asked if drop off wouldn't be easier going the other way.

Soucie explained that a driver dropping someone off would then have to exit and re-enter the parking lot to park their vehicle.

McCauley stated that people would be parking and walking in the lot toward the library.

Bowden stated that it is the natural inclination for people to enter the lot near the building.

Resident and Library Board member Diane Chesson stated that the entrance has always been there and changing it would confuse people. The new exit would have light shining in McCauley's and Cook's garage doors and not windows.

President Cook stated that concerns would be noted and consideration would be given to the engineering report findings for line of sight. He also suggested the library encourage people to use the parking lot instead of on street parking. Perhaps one side of the street could be resident parking only.

Soucie agreed that they would encourage parking in the lot and stated that parking is already restricted on the curve of the street.

McCauley argued that a no one would park in a lot on the far west end as it would be too far from the building. He stated that resident only street parking must be enforced.

Super Pantry Convenience Store/Gas Station – Site Plan

McMahon stated that Russ Stewart representing Super Pantry was in attendance to answer any questions. McMahon stated that the subject lot is 4.15 acres, zoned R-1, but designated in the annexation agreement for commercial use and therefore governed by C-3 zoning regulations. The Super Pantry would be a permitted use under C-3 including a car wash with a special use permit. The building would be at the corner of Yellow Pine and Rt. 6, with the front of the building facing the intersection. The proposed building is 3,700 sq. ft. and includes 20 parking stalls which staff feels is adequate for this facility. The entrance and exit will be off Yellow Pine and Saxony to the rear. Although lighting was a concern for staff, Super Pantry uses LED down lighting and provided a photometric plan of their Morris facility which shows very limited light pollution. McMahon added that he has met with Mr. Stewart a number of times and he has been very cooperative in making requested changes. The facility will be connected to VOC water and sewer. PZC expressed concern with outdoor sale items and staff will be working with Mr. Stewart regarding that issue. Mr. Stewart hopes to break ground in the spring and open the facility in late summer or early fall.

Mr. Stewart stated that Super Pantry is a family owned business with 53 convenience stores/gas stations. The proposed Channahon site will be almost the same as the Morris site. They employ almost 500 people and have a no tolerance policy regarding sales of tobacco and liquor to minors.

McMahon added that Super Pantry will be seeking a license to sell package liquor.

Trustee Slocum asked if the facility would have separate diesel pumps.

Stewart that diesel would be sold under the same canopy. They do not intend to cater to trucks. He added that diesel sales are increasing because of turbo diesel cars and smaller diesel trucks.

President Cook stated that Super Pantry would have to ask the Board to create a liquor license as there is not one currently available. Cook stated that he likes the positioning of the building on the lot, but added that part of the building would be very visible to the neighborhood and asked that Super Pantry keep that in mind when locating outdoor sale items.

Stewart stated that they could alter the landscaping to address those concerns.

Press representative Jeanne Milsap asked if there will be a dog wash at the facility.

Stewart stated that he believes they will have a dog wash in the plans.

Trustee Papesh asked if they will maintain ownership of the adjacent lot.

Stewart agreed that they would, adding that they plan to re-plat and sell it off eventually. However, in the meantime, they will maintain it.

President Cook thanked Stewart for his interested in investing in the community.

Marketti/Kavanaugh Gas Station – Site Plan

McMahon stated that applicants Rick Marketti and Francis Kavanaugh currently own 13.2 acres at Bluff Rd. and Rt. 6 and would like to subdivide it into 3 lots and develop the middle lot into a gas station/convenience store. Current zoning of the property allows for this use, requiring a special use permit for a car wash. McMahon stated that nearly 50% of the land is wetlands and a flood plane. Most of the land will stay undisturbed. There will be no truck parking, but separate diesel pumps to serve large vehicles. Staff thinks the 35 proposed parking stalls is adequate. Additionally, the facility will be connected to VOC water and sewer. Sign requests will be submitted at a later date. McMahon stated that PZC was favorable to the overall plan.

David Weber of Ruettiger Tonelli was present representing the applicants. He stated that there is no intent for this to be a truck stop. The applicant does not have any fleet contracts for fuel. It will be sized to handle a semi, but geared toward smaller vehicles. They also have no intent for outside sales. The store will be a new prototype building. Weber stated that the gas station will likely be a Shell, but not a corporate store. Their study showed justification for the ability to handle diesel for large trucks and that the majority of traffic will come from the west and head east.

Trustee Slocum asked what if trucks want to go west.

Weber stated that would not be an option. There will be a barrier island in place. PZC was concerned about trucks lining up at the pumps. Weber stated that the applicant is willing to have VOC post and enforce no parking in that area. They do not intend to have trucks parked there.

The drive-thru will be for a fast food store, possibly a Burger King, Taco Bell and/or a Sub shop. They will also be looking for a package beer/wine license.

Trustee Slocum stated his concern with the diesel pumps at the back of the facility and with trucks wanting to go west from the facility.

FINANCE DEPARTMENT

PACE Paratransit Local Sharing Agreement

Guess stated that VOC has contracted with PACE for many years. Five hundred hours of service is now outlined in the contract. Guess thinks that amount will be exceeded, but more data will be available next year. Channahon's share of the contract is \$1,250.00 which VOC splits with Channahon Township, making VOC actual cost at \$625.00.

POLICE DEPARTMENT

No formal items for discussion.

PUBLIC WORKS DEPARTMENT

Southern Crossings Unit 2 Route 6 Improvements – Release of Improvement Completion Guarantee and Waive Requirement for Maintenance Guarantee

The developer has requested the release of the Improvement Completion Guarantee and a waiver of the two year maintenance guarantee.

Dolezal stated that the work is complete and is in the state right of way. Additionally, it has been in longer than the required two years to release the guarantee.

Generator Inspection and Maintenance Agreement

Dolezal stated that VOC has several sites with emergency generators. Illini Power of Carol Stream has provided preventative maintenance and an approved agreement would maintain the same service and conditions as the previous agreement, adding the generator for the Water Treatment Plant to the agreement. Dolezal stated that this is a yearly agreement.

Change Order #1 to the 2010 Street Maintenance Program Project

Dolezal stated that the proposed change order adjusts for actual field quantities and adds three new unit prices for work on McClintock Rd. that were needed due to changed conditions.

Submitted by
Janet Schumacher
Village Clerk