

**CHANNAHON VILLAGE BOARD  
BOARD MEETING  
OCTOBER 7, 2013**

Village President Joe Cook called the meeting to order at 6:30 p.m.

Chris Ulm led the Pledge of Allegiance.

Roll call was taken with Trustees Militello, Slocum, McMillin, Schumacher, Scaggs and Greco present.

Also present were Village Administrator Joe Pena, Director of Finance Robert Guess, Village Attorney Dave Silverman, Police Chief Jeff Wold, Director of Public Works Ed Dolezal, Director of Community Development Mike McMahon and Village Clerk Patricia Perinar.

**CITIZENS/SPECIAL REQUESTS/PUBLIC HEARINGS**

**A. Public Hearing – An Ordinance Authorizing the Execution of an Annexation Agreement with Tabler Road Investments, LLC in regard to the annexation of two parcels of property**

Trustee Militello made a motion to open the Public Hearing regarding An Ordinance Authorizing the Execution of an Annexation Agreement with Tabler Road Investments, LLC in regard to the annexation of two parcels of property. Seconded by Trustee Schumacher.

**ROLL CALL AYES: Scaggs, Greco, Slocum, Militello, McMillin, Schumacher.**

**NAYS: NONE**

**MOTION CARRIED**

McMahon spoke to the Board regarding the Annexation agreement with Tabler Road Investments, LLC. Tabler Road Investments, LLC (TRI) is the legal owner of 122 acres +/- of unincorporated land in the western portion of the Village located in Aux Sable Township along the CSX Railroad. Adjacent Zoning is as follows:

North: County Agriculture

South: I-2 Intensive Industrial District and County Agriculture

East: County Agriculture

West: I-2 Intensive Industrial District

Village staff and TRI representatives have finalized negotiations of an annexation agreement that mirrors prior annexation agreements that brought other TRI properties into the Village in and around 2000. The agreement states:

- This agreement will expire no sooner than July 5, 2030.
- Upon annexation, the Village shall enact and adopt ordinances rezoning the subject property I-2 Intensive Industrial Zoning District under the Village Zoning Ordinance.
- Until December 31, 2020, if the Village at any time adopts an amendment or modification to its Building Code which is unique to the Village (i.e. not contained in then a national code) such amendment or modification shall be applicable to the subject property only after a grace period of six (6) months from the date of their adoption.
- Increases in tap on fees will apply to the subject property as long as they are applied to all property within the Village.

- The Village shall design and engineer a water system at such time as building permits issued by the Village total at least 200,000 square feet for industrial/commercial/warehouse building space.
- The Village and the TRI shall work together to reach a wastewater treatment solution.

At its recent meeting, the PZC held a public hearing to received comments on the rezoning of the properties from R-1 to I-2 upon annexation. No one from the public gave testimony. The PZC then recommended approval of the zoning change and approved the findings-of-fact setting forth the reasons for the recommendation and submit such findings to the Village Board.

- (a) The proposed use is designated by this chapter as a special use in the district in which the use is to be located.
- (b) The proposed use will comply with all applicable regulations in the district in which the use is to be located.
- (c) The location and size of the proposed use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
- (d) The location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site are such that the use will not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings.
- (e) Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining uses, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
- (f) The proposed use will not cause substantial injury to the value of other property in the neighborhood.
- (g) Conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.

VP Cook asked for any comments from the Board or the Floor. There were none. Hearing none, the chair entertained a motion to close the public hearing.

Trustee Schumacher made a motion to close the Public Hearing regarding An Ordinance Authorizing the Execution of an Annexation Agreement with Tabler Road Investments, LLC in regard to the Annexation of two Parcels of Property. Seconded by Trustee Militello.

**ROLL CALL AYES: Scaggs, Greco, Slocum, Militello, McMillin, Schumacher.**

**NAYS: NONE**

**MOTION CARRIED**

Action on the annexation and associated ordinances will take place at the next scheduled Board meeting.

**CONSENT AGENDA**

Trustee Scaggs made the motion to approve the Consent Agenda as read. Seconded by Trustee Greco.

**ROLL CALL AYES: Greco, Slocum, Militello, McMillin, Schumacher, Scaggs.**

**NAYS: NONE**

**MOTION CARRIED**

Items approved at this time are as follows:

- A. Consider Approval of Minutes of Committee of September 16, 2013
- B. Consider Approval of Minutes of Board of September 16, 2013
- C. Bills List of October 7, 2013

## REPORTS & COMMUNICATIONS FROM VILLAGE OFFICIALS

### A. VILLAGE PRESIDENT

VP Cook commented on the well attended Investors Tour that was held on Friday, October 4<sup>th</sup>. He thanked Trustee Slocum for his involvement as well as the village staff. Cook also thanked and congratulated Mike McMahan on a job well done. He would like a follow up to see what interest has been peaked, what else the investors feel we could do, along with any improvement we can make. It would be nice to make it an annual event. McMahan stated he did get a call today from one of the attendees, asking about one of the properties.

VP Cook stated he will be meeting with IDOT regarding the Blodget Road Bridge. They have set up a meeting regarding the closing of the bridge. Cook stated his intention of discussing the serious issues regarding the I-55 construction, the amount of accidents, vehicles using the frontage road as an alternate, and the impact it has had on Channahon. Chief Wold did state he talked to Senator McGuire.

Senator McGuire did follow up with IDOT but at this stage there was nothing further he was able to do.

### B. ADMINISTRATION

### C. COMMUNITY DEVELOPMENT DEPARTMENT

#### **An Ordinance Authorizing the Execution of an Annexation Agreement with Tabler Road Investments, LLC – 1<sup>st</sup> Read**

Action will be taken at the October 21<sup>st</sup> Board Meeting.

McMahan stated that the Planning Commission is preparing for another annexation at their next meeting, which is scheduled for Monday, October 14, 2013.

VP Cook asked McMahan to come up with some dates for a Residential Investors Tour.

### D. FINANCE DEPARTMENT

#### **An Ordinance Authorizing the Sale by Public Auction of Personal Property Owned by the Village of Channahon – 1<sup>st</sup> Read**

Trustee Slocum made a motion to approve an Ordinance Authorizing the Sale by Public Auction of Personal Property Owned by the Village of Channahon. Seconded by Trustee Greco.

**ROLL CALL AYES: Slocum, Militello, McMillin, Schumacher, Scaggs, Greco.**

**NAYS: NONE**

**MOTION CARRIED**

Guess presented his monthly report for the month of August.

### E. POLICE DEPARTMENT

**F. PUBLIC WORKS DEPARTMENT**

**Release of Maintenance Guarantee for Copperleaf Subdivision**

Dolezal stated the two year maintenance period for improvements in Copperleaf Subdivision ends December 20, 2013. There is a buyer for the lots currently owned by the Old Second Bank. The buyer has asked that the Village waive the remaining time of the maintenance period. We have inspected the improvements and no maintenance is required at this time. We feel it is unlikely that maintenance will be required between now and December 3, 2013. Therefore, it may be in the Village's best interest to return the Letter of Credit serving as the Maintenance Guarantee in an effort to facilitate the sale of lots to a builder. The Letter of Credit is in the amount of \$33,876.

Trustee Militello made a motion to return the Letter of Credit No. 63601001173 given to the Village as a Maintenance Guarantee for Copperleaf Subdivision. Seconded by Trustee Schumacher.

**ROLL CALL AYES: Slocum, Militello, McMillin, Schumacher, Scaggs, Greco.**  
**NAYS: NONE** **MOTION CARRIED**

**An Ordinance Amending Chapter 50 (Garbage), Chapter 51 (Sewer) and Chapter 52 (Water) of the Channahon Code of Ordinances – 1<sup>st</sup> Read**

Action will be taken at the October 21<sup>st</sup> Board Meeting.

**Additional Engineering for Waste Water Treatment Plant Supervisory Control and Data Acquisition (SCADA) Project**

Dolezal stated the Village has hired Strand Associates to perform services associated with updating our SCADA hardware and software at the waste water treatment plant. The work generally involves specifying and configuring the software and preparing a bill of materials for a System Integrator. These services were procured with a purchase order.

Since the time that the original scope of services was developed, a panel view monitor associated with the existing system has failed. Replacing the monitor is about \$2500. For an additional \$1700, Strand can program the functions of the panel view and install them on the new computer being acquired as part of the SCADA updates.

Since the additional work by Strand takes their fee above \$5000, Board approval is being sought.

Trustee Schumacher made a motion to approve Amendment No. 1 to Strand Task Order No. 13-02. Seconded by Trustee Scaggs.

**ROLL CALL AYES: Militello, McMillin, Schumacher, Scaggs, Greco, Slocum.**  
**NAYS: NONE** **MOTION CARRIED**

**Roof Replacement and Repairs on Various Utility Buildings**

Several of the buildings which house the Utility Division's pumping equipment and controls are in need of repair. Specifically the work includes shingle, roof, soffit, fascia and gutter repairs at Well House 2-3-5, Well House 4/Highlands lift station and Hunters Crossing lift station.

The Village contacted three contractors and received two quotes to perform this work. One was from Advantage Home Services at a cost of \$18,465 plus \$50 per sheet for roof decking and the

other was from r.e. duchene at a cost of \$15,800 plus \$40 per sheet for roof decking. This work is budgeted under line items 31-70-632 and 31-71-632.

VP Cook asked if they met all the requirements. Dolezal stated that they met all the state requirement as seen in the documents provided

Trustee Slocum Made a Motion to accept r.e. duchene's proposal at a cost of \$15,800.00 plus \$40 per sheet of roof decking as required. Seconded by Trustee Militello.

**ROLL CALL AYES: McMillin, Schumacher, Scaggs, Greco, Slocum, Militello.**

**NAYS: NONE**

**MOTION CARRIED**

## **G. VILLAGE ATTORNEY**

### **COMMITTEE REPORTS**

**Trustee Sam Greco – Finance/Human Resources** ó No Report.

**Trustee Debbie Militello – Community & Legislative Affairs**

Until the Veto Session October 22nd, everything is shut down.

**Trustee Missey Schumacher – Public Safety/Emergency Support**

Trustee Schumacher reported that Channahon Police participated in student safety drill at the South Campus, all the Channahon schools, as well as active shooter training at Walnut Trails in Shorewood and the Citgo Refinery in Romeoville. Channahon also had five officers work the Homecoming Dance and fingerprinted students at Galloway School with the assistance of the Rotary Club.

**Trustee Scott McMillin – Public Works and Facility** – No report.

**Trustee Mark Scaggs – Community Development**

Trustee Scaggs congratulated Mike McMahon on a nice job with the Investors Tour.

**Trustee Scott Slocum – Technology/Community Image/Code Enforcement**

Trustee Slocum stated that McMahon put together a nice book listing all the details of the property available. He did a wonderful job putting all the information together. McMahon stated he would email a copy to any Board Member who is interested in looking at it.

### **OLD BUSINESS**

### **NEW BUSINESS**

### **COMMENTS FROM THE FLOOR**

Gary Stover, 24612 S. Edwin Drive, has concerns with his neighborhood. He has lived in Channahon since 2002. He has noticed that people park boats, jet skis, lawn equipment, etc, in the grass and on the side of their driveways. There are also abandoned vehicles that have not been moved in over a year. Stover asked the Board if there were any ordinances in place that prohibits this in the neighborhood. McMahon stated that there is an ordinance in place that states the proper method for storing and parking such items. The Village does not have a full time

Code Enforcement Officer, so the Village does rely on individuals to report activity they feel may be suspect. When out in the field, violations are enforced. The police department handles abandoned vehicles. The vehicle must have a license plate, be registered, be operational and have a current tag. The police can sight them but cannot tow the vehicle from private property. Stover stated he would appreciate it if they would take a run through the neighborhood. He would be willing to provide addresses or other information to the Village. VP Cook stated McMahon would contact him to get more information regarding the issues addressed.

Kirk Corrigan, 24613 Edwin Drive, has concern over the high grass and weeds in some of the homes in his neighborhood. He stated some of the landscaping is so overgrown that it is growing into the home. Corrigan stated he is here in order to protect his investment. He also emailed Mr. Cavanaugh approximately three months ago about the vehicles, with exact addresses. McMahon stated there is a property that involves some hoarding issues. The property has been declared unfit and is still inhabitable. The owner's son has been trying to get it cleaned up but it's a very slow moving process. The Village is not allowed to go onto someone's private property without their permission. If a neighbor lets the Village on their property, where the Village can see a backyard or look over a fence, that is allowed. The front yard is visible without stepping on the property but the backyards are sometimes harder to view.

Pat McEvelly, 24618 Edwin Drive, complained of a bad smell in his area. He believes it is coming from a fertilizer plant east of Bluff Road. His wife called the Village a number of times about the smell. He believes it was turned over to the police to investigate. McMahon stated about a month ago there was a complaint about a natural gas smell down by Patricia Ave., but no gas was detected even though an odor was present. The assumption that there was something washed at TAC that became airborne. VP Cook mentioned that it is from the barges coming through. McMahon stated that the Village does have an Odor Alert Hotline listed on its website or you can call the police. If an odor is detected, it will initiate an investigation. Chief Wold apologized for not getting back to him regarding the smell. The odor alert officer does work for the police department and he is usually very thorough in getting back to people. He believes it either never got turned over to the police or it was a rare instance where it fell through the cracks and he apologized for that. McEvelly stated that sometimes it is a manure smell. Trustee Greco stated that sometimes it is the farmer. McMahon stated that all the plants in the area are part of the odor alert network. Generally the smell is worse when there is a southeast wind. McMahon will look into the matters and get back with all of them this week.

A question was raised regarding the Villages ruling on leaf burning. Small leaves and twigs can be control burned on your own property, but no garbage or grass.

### **ADJOURNMENT**

Trustee Slocum made a motion to adjourn the meeting at 6:55 p.m. Seconded by Trustee Greco.

**VERBAL ROLL CALL: ALL AYES**

**MOTION CARRIED**

**Submitted by  
Patricia Perinar  
Village Clerk**