

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
October 21, 2013**

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

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

ADMINISTRATION DEPARTMENT

No Formal Items for Discussion.

COMMUNITY DEVELOPMENT DEPARTMENT

Tabler Road Investments, LLC

- **An Ordinance Authorizing the Execution of an Annexation Agreement – 2nd Read**
- **An Ordinance Annexing Certain Territory to the Corporate Limits – 1st Read**
- **An Ordinance Rezoning Certain Property from R-1 to I-2 – 1st Read**

McMahon stated that at the last meeting, there was a public hearing regarding the Annexation Agreement but the other two Ordinances were not on the Agenda. Tonight the Board will be asked to approve all Ordinances related to Tabler Road Investments, LLC including the Rezoning Ordinance and waiving the second read. It is the same information as discussed at the last public hearing. The Board had no questions pertaining to this matter.

Hoffman Rail Distribution Center LLC and Hoffman Property Holding LLC

- **An Ordinance Authorizing the Execution of an Annexation Agreement – 1st Read**
- **An Ordinance Annexing Certain Territory to the Corporate Limits – 1st Read**
- **An Ordinance Rezoning Certain Property from R-1 to I-2 – 1st Read**

McMahon stated that there will be a Public Hearing during the Board Meeting and gave the following summary with visuals:

Hoffman Rail Distribution Center LLC and Hoffman Property Holding LLC (Hoffman Transportation) are the legal owners of five parcels of property totaling 81 +/- acres located south of the Village at Durkee Road and the SW Frontage Road.

The existing zoning of the parcels are county I-3 Industrial. Adjacent zoning is: North: County I-3 Industrial; South: County I-3 Industrial; East: County I-3 Industrial; and West: County I-3 Industrial.

Hoffman Transportation has petitioned the Village to annex the properties into the corporate limits of the Village. Currently, Hoffman Transportation operates a facility specializing in transloading of plastic pellets with 18 tracks and 425 railcar spaces at the site. This facility operates 24/7 with BNSF rail sources and daily switches. The current facility operates on approximately 28 acre. The remaining 53 acres will be utilized for expansion of the current facility in the future.

The annexation agreement outlines the development of the properties and other conditions. The following are some of the details of the annexation agreement:

- The property will be rezoned from R-1 Single Family to I-2 Intensive Industrial District upon annexation.
- The current use of the properties (truck terminal, including truck repair and maintenance, and a rail distribution facility) are permitted uses in the I-2 Intensive Industrial District and will continue.
- The facility currently operates 24-hour, 7 days per week basis and this will continue provided the owners conform at all times to all other applicable laws.
- On a portion of the vacant parcels, the storage of cargo containers in connection with the operation of the uses in accordance with Sec. 156.030 (D) of the Village Code of Ordinances is permitted.
- Prior to construction of any building, public infrastructure or other improvements, a Final Site Plan that includes Final Engineering Plans must be approved by the Village Board.
- The term of the agreement is 20 years commencing as of the date hereof.

On October 14, 2013, the Planning and Zoning Commission held a public hearing for the rezoning of the property from R-1 Single Family to I-2 Intensive Industrial District upon annexation. Mr. Dimitre Koler representing IMTT Illinois, a business located on Durkee Road, gave testimony. He was concerned about the increase of truck traffic on Durkee Road and the location of the entrances for the future development.

McMahon would like to waive the second read and get approval tonight. The PZC did make a recommendation of approval of the rezoning request. VP Cook would like the annexation agreement ordinance to state that a Special Use Permit will be issued.

McMahon stated that at the October 4th Planning and Zoning Meeting one person did come with questions. Information was not available to answer the questions asked. McMahon did get the individuals contact information so he could provide him with the information requested.

FINANCE DEPARTMENT

Audit FY 12-13

Guess gave each of the Board members a copy of the audit and the management letters that go with it. Guess would like each Board member to look over the audit and forward any questions to him by October 30th. He will compile a list of the questions and respond to them. The auditor had a previous engagement tonight but will be at the November 4th Board Meeting.

POLICE DEPARTMENT

No Formal Items for Discussion.

PUBLIC WORKS DEPARTMENT

Southern Crossings Unit 2, Step 4 – Release of Maintenance Guarantee

Dolezal gave the following summary:

Current ICG status for step 4 of Southern Crossings Unit 2:

<u>Step</u>	<u>Original Amount</u>	<u>20% of Original</u>	<u>Currently Held</u>
4	\$ 121,512.00	\$ 24,302.00	\$ 24,302.00

The current step 4 guarantee is held by a Letter of Credit. In accordance with Subdivision and Development Regulations, the developer has requested the Village release the Maintenance Guarantee associated with step 4 (Landscape & Walkways). These improvements consist of sidewalk, bike path, trees and parkway grass. Public Works Staff has inspected the improvements and finds they are in good condition.

Southern Crossing Yellow Pine Drive Step 4 – Release of Maintenance Guarantee

Dolezal gave the following summary:

Current ICG status for step 4 of Southern Crossings Yellow Pine Dr.:

<u>Step</u>	<u>Original Amount</u>	<u>20% of Original</u>	<u>MG Amount</u>
4	\$ 18,412.00	\$ 3,682.00	\$ 3,682.00

The current step 4 guarantee is held by a Letter of Credit. In accordance with Subdivision and Development Regulations, the developer has requested the Village release the Maintenance Guarantee associated with step 4 (Landscape & Walkways). These improvements consist of sidewalk, bike path, trees and parkway grass. Public Works Staff has inspected the improvements and finds they are in good condition.

Purchase of Replacement Power Washer

Dolezal stated that the power washer at the Public Works garage, installed in 1998, is one of the most utilized pieces of equipment in the department, especially during our winter operations. Over the last several years, it's begun to show serious wear and increased frequency of break downs. At the time of the last repair we were informed that the manufacturer is no longer in business and parts are no longer available to repair our unit.

Staffs began to look for other power washers and are recommending the purchase of the Hotsy brand, model 1452N to replace the R.L Corty model. We received two quotes from local distributors, the first from Great Lakes Distributing of Lansing, Illinois at a price of \$6,890.00, the second quote from Hotsy of Princeton, Illinois at price of \$7,280.00. This is budgeted at \$7,700 under line item 11-53-630.

EXECUTIVE SESSION

Trustee Militello made a Motion into Executive Session for Probable or Imminent Litigation and Pending Litigation at 6:10 p.m. Seconded by Trustee Schumacher.

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

NAYS: NONE

MOTION CARRIED

The Committee of the Whole meeting was adjourned at 6:24 p.m.

**Submitted by
Patricia Perinar
Village Clerk**