

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
February 17, 2014**

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

Also present were Village Administrator Joe Pena, Finance Director 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.

ADMINISTRATION DEPARTMENT

No Formal Items for Discussion.

COMMUNITY DEVELOPMENT DEPARTMENT

B&W Truck Repair Site Plan

McMahon shared with the Board that the owner and applicant, Robert Bromberek, has purchased a 2.46 acre site at 20404 S. Riverside Dr. (corner of the NW Frontage and Riverside Dr.) and is proposing to construct a 12,087 sf facility to house B&W Truck Repair Inc., a full service commercial truck and heavy equipment repair facility. It is anticipated that the facility will be staffed with 5 to 10 employees.

The existing zoning of the property is I-1 Limited Industrial. This zoning classification is constant with the planned use of the property. The Comprehensive Land Use Plan identifies this property as Industrial. Adjacent zoning includes:

North:	I-1 Limited Industrial
South:	I-1 Limited Industrial
East:	I-1 Limited Industrial/C-3 General Business
West:	I-1 Industrial

The facility will consist of an approximately 11,000 sf repair shop and approximately 1,000 sf office. Ingress and egress will be from the NW Frontage Road and Riverside Dr. The shop area will be constructed as a pre-engineered metal crane building with a combination of metal siding and masonry façade. The office core shall be constructed of load bearing masonry walls with a metal bar joist and deck roof. Parking will consist of eight employee parking stalls, two visitor stalls and one handicap accessible stall. The front half of the site along the NW Frontage Road will consist of truck parking and staging and will be constructed of a mix of concrete and crushed stone. The rear of the site will include a septic system and truck staging area.

The facility will be on well and septic as there is no Village water or sewer services in the area. A full engineering plan set has been submitted and approved by Village staff. The site plan was taken before the Planning and Zoning Commission in December and received a recommendation of approval. McMahon also provided the Board with visuals of the site plan.

Utility Concrete Site Plan

McMahon stated Utility Concrete Products, LLC (UCP) at 2495 W. Bungalow Rd. produces precast concrete products for the communication, electrical and transportation industries. UCP's Channahon location opened in 2004.

UCP is proposing to develop 50 acres to the west of its current facility for expansion of its concrete operations. The proposed expansion includes developing approximately 30 acres and constructing a 50,000 sf concrete plant surrounded by stone parking and outside storage.

The current zoning of the property is I-2 Industrial; no zoning change is required. The adjacent Zoning/Land Uses include:

North: I-2 Industrial
South: Open Space
East: I-2 Industrial
West: County Residential

The Site Plan also includes construction of another plant in the future. An earthen berm will be installed along the north and west frontages for screening the surrounding properties. Access to the proposed plant will be from the existing plant with ingress and egress onto Bungalow Road. The remaining 20 acres will be utilized for dry stormwater detention and undeveloped land. A photometric and landscape plan will be submitted with the submittal of the building plans and will be approved by staff.

The proposed facility will house approximately 50 new workers. The site will be on well and septic as no Village utility facilities are in the area. The proposed building use will be classified as an F-2 (Factory and Industrial) and the construction of the building as Type 1A or B (noncombustible and fire-resistive). Thus, no fire sprinkling will be required.

A full engineering plan set has not been submitted at this time. UCP is requesting this site plan be approved by the Village Board and the full engineering submittal be approved by staff at a later date. No work will commence until the full engineering submittal is approved.

The site plan was taken before the Planning and Zoning Commission in December and received a recommendation of approval. McMahan also provided the Board with visuals of the site plan.

Jason Wiesbrock, from UCP, added that the berm on the west and north that is on the tree line, will also be maintained.

POLICE DEPARTMENT

No Formal Items for Discussion

PUBLIC WORKS DEPARTMENT

Dolezal updated the Board on the well situation. The motor for Well #6 has been sent back to the manufacturer. The contractor/supplier is looking to send a representative down to that factory when the motor gets taken apart and Dolezal is considering whether to send a representative there as well.

Well #4, which was down for scheduled maintenance, has been reinstalled. We are waiting for the two consecutive bacteriological samples to come back negative and the pump will be back in service. Dolezal is hoping to have it up back in operation in the next few days.

Over the past ten days there has been an increase, which has never really happened before, in water services freezing. There are about four people who are currently waiting for the Public

Works Department to get them thawed. Trustee Scaggs questioned the locations where the problems were occurring.

Trustee Greco asked how many residents are currently without water and for how long. Dolezal stated that everyone was taken care of within 24 hours. Due to today's weather conditions, there are currently three residential properties without water but should have it back sometime tomorrow.

FINANCE DEPARTMENT

Guess provided the Board with a hand out to view as he went over preliminary budget scenarios as related to the Rebate Program with the Department of Revenue. Emergency rules will be going into effect that will have a direct impact on the program.

The Village of Channahon's budget for FY14-15 represents one of the most monumental budgets that will be put forth for the elected officials to consider. A number of issues that will have an impact upon FY 14-15 and future years need to be discussed and direction given to move forward.

The issues that need to be addressed immediately are as follows:

- A. Sales Tax Rebate Program
- B. Village Road Program
- C. Utility Sewer Rate
- D. Capital Funding
- E. IDI Bluff Road Project

Guess went over each issue with the Board providing them with four different scenarios for the Sales Tax Rebate Program. He gave the Board his opinion as to what he felt would be the best scenario and went on to explain all the issues. VP Cook summarized what Guess was saying by stating, "We need to hope for the best but plan for the worst."

Trustee Slocum asked Guess whether any of this would affect the Village's borrowing power. Guess said it would not.

Trustee Militello questioned whether the diesel tax money was included in the Road Program budget because she thought that was set aside. VP Cook explained that when the .05 diesel charge was initially established, the discussion was to maintain a \$1,000,000.00 balance in the event that the Village would be responsible for roadway and frontage road improvements which IDOT would not fund. Since IDOT has now agreed to do the roadway work, the idea of using the money for other roadway work/projects is certainly worthy of consideration.

Pena reminded the Board of the Budget Workshop on Monday, February 24, 2014 at 6 p.m.

The Committee of the Whole meeting was adjourned at 6:30 p.m.

**Submitted by
Patricia Perinar
Village Clerk**