

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
JUNE 18, 2012**

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 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 McMahan, and Village Clerk Missey Schumacher.

ADMINISTRATION DEPARTMENT

First Baptist Church Certificate of Occupancy Temporary Extension

Pena stated that he met with FBC to discuss their punchlist. Their temporary occupancy permit expired June 15, 2012. They have some requests for additional time to look into alternative parking material.

Pastor Randy Bland stated that most of the punchlist is completed and the landscaper said he can be finished by the end of June. Bland presented is request for additional time to look into parking material that had been presented to the Board by Rich Fielding. Bland stated that the paving material could potentially eliminate the need for some detention area and allow them room to build a high school. Bland added that they have begun the process with Will County.

Dolezal stated that VOC wants to be in agreement with Will County, but that we would be the ultimate approval authority.

Trustee McMillin asked whether IDOT would have a say so based on the current plan's pond overflow into IDOT right-of-way. Dolezal agreed that IDOT would want to see any potential plan changes.

Trustee Papesh asked what surface FBC intended to use in this material.

Bland stated that he did not know and that their engineer would have to do calculations.

McMahan stated that from a development perspective he would expect the need for a new site plan. Also, he stated that the Board would have to determine if this material is an appropriate paving alternative, whether it meets ADA guidelines, is a trip hazard, will hinder snow plowing, etc. McMahan estimates this process would potentially take 1-2 years.

Trustee McMillin stated that the parking lot should be paved before the school re-open date which Bland stated is the last week of August.

Bland reiterated his request for time to check into the material.

Trustee Papesh stated that grass is not an appropriate filler material as it is only for occasional use and any other filler would like be as non-permiable as asphalt.

Trustee Slocum stated that FBC should be able to tell the Board what material they plan to use as filler.

Fielding stated that many materials have been used including gravel, grass, sedum, pea gravel.

Trustee Papesh argued that those may be appropriate in different climates.

Trustee McMillin stated that Pastor Bland told the Board he would have the lot paved by a certain date. If the product isn't new, why change now?

Trustee Papesh asked if all the islands are in.

McMahon stated that they are cut out, but not installed.

Bland stated that the landscaper said he'd have that done by the end of October.

Trustee Papesh stated that FBC gave VOC a commitment to put down both lifts down at the same time.

Bland denied such a commitment. Bland stated that he didn't have a choice; VOC determined the date. He stated that they have an occupancy permit for their pavilion and the binder has held up well over the last year. He added that they tried to do everything we said we'd do.

Trustee Papesh reiterated that there was a commitment that hasn't been fulfilled.

Bland stated that he feels that commitment was forced upon FBC. In answer to Trustee McMillin's question, Bland stated that if the County denies use of the material, FBC would blacktop.

McMahon stated that the worship center does not have an occupancy permit.

Trustee Nash asked how many vehicles drop off students per day.

Bland stated that there are over 100 students.

Dolezal suggested the Board consider whether or not they would consider a loose gravel parking lot as that would be the most pervious. Anything that compacts increases run off. He added that of two or three possibly appropriate materials, all are almost as impervious as the concrete.

Trustee Papesh offered that gravel would present a plowing problem.

President Cook stated that we also should consider the neighbors. Is there noise or dust to consider?

Bland asked that the parking lot and occupancy issues be separated. He stated they would like to get into worship center as soon as possible.

Trustees McMillin and Papesh agreed that FBC should do what was agreed upon.

Bland stated that he doesn't care about the green value of the paving material, just the recovery of that land. He argued that too much land was required for detention.

Trustee Papesh noted that FBC was held to the same detention standards as everyone else, as determined by the County. President Cook added that VOC, by statute, cannot be less restrictive than the County.

Trustee Slocum stated that this board has been more than lenient with FBC to get them into their church and Bland's disrespectful statement are offensive.

McMahon stated that Phase 3 is not built out. FBC will need to reapply for a permit which will be denied if the site is not complete.

Trustee Nash expressed concern that the school will be turned into worship center and FBC will never complete the actual worship center.

Trustee McMillin asked if there will be changes to Phase 3 like there have been on these other phases.

Bland stated that he didn't see how there could be.

Contribution to the Channahon Economic Development Commission

Pena stated the Mike Rittorf request financial assistance for CEDC. An amount of \$10,000 was suggested and a reporting policy was developed.

Trustee Militello stated that she cannot agree to invest more than \$5,000 without a plan.

Codification of Ordinances through American Legal Publishing

Pena stated that VOC publishes ordinances annually. This has not been over \$5,000 for past several years. He looks to approve for this year with American Legal Publishing.

Pena noted that Waste Management thanked VOC for efforts in publicizing new recycle bins. There was an 89% collection rate for these recycle bins.

COMMUNITY DEVELOPMENT DEPARTMENT

An Ordinance to Amend the R-1 to R-2 Zoning Districts to Allow the Construction of Principal Structures over Interior Lot Lines – 1st Read

McMahon stated that Trustee Papesh asked that staff look at simplifying the process for combining lots. An ordinance has been prepared. PZC discussed the proposed ordinance and voted to deny approval of the ordinance. He suggested that maybe we could do a plat of

consolidation, approve it administratively and waive all fees. Staff does not recommend approval of the ordinance as written. PZC thinks the cleanest way to do it is to create a new plat.

FINANCE DEPARTMENT

No Formal Items for Discussion.

POLICE DEPARTMENT

Purchase of a Squad Car

Wold explained that these are budgeted items to replace current vehicles.

Update on Illinois Chief Association Training

Wold thanked the Board for allowing him to attend the Illinois Police Chief Assoc. Training. He attended several worthwhile classes.

PUBLIC WORKS DEPARTMENT

Purchase of Altosid for Mosquito Control

Dolezal stated that this is the larvacide that goes into the catch basins.

Award of 2012 Various Crack Fill Project

Dolezal stated that bids were opened and came in below estimates and the budgeted amount.

A Resolution to Enter into Amendment #1 to an Agreement with Synagro-WWT, Inc. for Mobile Dewatering, Transportation and Land Application of Digested Biosolids

Dolezal stated that this agreement is with the contractor we've used since the plant was built. Although the contract has expired, an amendment will extend the contract.

Submitted by
Janet Schumacher
Village Clerk