

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
July 15, 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 Dave Silverman, Police Chief Jeff Wold, Director of Public Works Ed Dolezal, Director of Community Development Mike McMahan and Village Clerk Patricia Perinar.

ADMINISTRATION DEPARTMENT

No Formal Item for Discussion.

COMMUNITY DEVELOPMENT DEPARTMENT

An Ordinance to Amend Special Use Ordinance #649 for a Preliminary Planned Unit Development and a Proposed Gravel and Stone Mining Operation – 2nd Read

McMahon spoke to the Board regarding the changes made to amend the original ordinance.

Below is a summary of the proposed amendments to Ordinance #649:

- The original development plan outlined a medium to high-density residential subdivision with up to 732 dwelling units. The new plan limits the residential units to no more than 100 single family homes on one acre minimum size lots.
- The amount of commercial acreage is cut in half.
- The residential and commercial developments will be connected to the Village water and sewer system and is now subject to a Village recapture for sanitary sewer in an amount of \$550,000.
- A tipping fee of \$.05 per ton will be paid to the Village and will be applied as a credit towards the recapture amount owed.
- If required by the State of Illinois, the Owner shall obtain a State mining permit.
- Daily mining operations shall be from 6:00 a.m. to 9:00 p.m. Monday through Thursday and from 6:00 a.m. to 6:00 p.m. Friday and Saturday. Mining Operations conducted within 600ø of a residence shall be conducted between the hours of 6:00 a.m. and 5:00 p.m. Monday through Saturday. Mining operations were originally allowed Monday through Saturday 6:00 a.m. to 10:00 p.m.
- Grinding and crushing operations, ready-mix operations and batching plants shall take place no nearer than 1000ø from any residence. All other Mining Operations shall take place no closer than 200ø feet from any residence.
- Prior to the removal of the existing tree line on the western half of the property, a berm of no less than 15ø and no more than 20ø in height shall be constructed along the western boundary. The berm shall have a 3 to 1 slope on its eastern face and a 4 to 1 on its western face. Either chain-link fence 6ø in height will be constructed along the eastern side of berm or a 6ø decorative fence will be installed on the western face of the berm.
- Prior to the commencement of mining, a berm 6ø in height will be constructed along the property line adjacent to homes fronting Bluff Road.

- All berms will be landscaped in accordance with a Landscape Plan approved by the Village prior to installation. Plantings will consist of naturalized plantings, prairie grasses and flora allowed to grow to their natural height. Berms shall be planted with trees no less than 1 tree per each 40 linear feet of berm between 1 1/2" - 2 1/2" caliper. All berms will be required to be maintained by the owner.
- All areas not mined or farmed, excluding all berms, will be required to be maintained per the Village Code concerning grass and weed mowing.
- During a 12 month "baseline" period, the Owner will measure groundwater levels every two weeks and test the quality of groundwater quarterly from no less than 8 monitoring wells installed at sites approved by the Village.
- After the baseline period, groundwater levels will be measured quarterly and groundwater quality tested annually.
- No mining shall take place below the water table during the 12 month baseline period.
- Village shall have the right to sample the monitoring wells at any time provided it gives Owner two (2) business days prior written notice and permits Owner's representatives or consultants to accompany the Village's representatives.
- Owner will conduct Mining Operations so as to not adversely affect the water levels or water chemistry in wells located within the Village.
- Mining operations will be a wet operation and no "dewatering" of pits or the proposed lake are allowed.
- If the monitoring wells evidence an adverse impact caused by mining operations to water wells and the condition cannot immediately be corrected by remedial action on the Subject Property, Owner, at its sole cost and expense, will, within six (6) months of identification of the problem, extend and connect to each home on such lots adversely affected, a water line meeting Village standards.
- The mining operator will use industry best management practices to minimize noise, dust, mud and debris from leaving the site. In the event the Village determines that mining activities on the Subject Property have resulted in the dispersal of dust or debris onto U.S. Route 6 or Bluff Road within one-half mile of the entrance to the Subject Property, the Owner shall take all steps necessary to clean up the mud or debris tracked onto roadways.
- The mining operator is required to provide a Stormwater Pollution Prevention Plan (SWPPP) and Spill Prevention, Control and Counter measures Plan (SPCC).
- Alternate safety alarms will be required on certain mobile equipment with obstructed rear views during Mining Operations to comply with Mine Safety and Health Administration (MSHA) rules to minimize noise impacts.
- The Owner shall dedicate a 1.5 acre track of land at the southwest corner of the Subject Property for future municipal facilities. A \$15,000 credit will be applied towards the recapture amount due.
- The Owner shall dedicate a 66' right of way at the southern edge of the Subject Property for a future public road.
- The Owner shall dedicate a 20' wide easement at the southwest corner of US Route 6 and Center Street to the Village for stormwater drainage.
- As long as mining operations are conducted and upon Village request, the Owner shall donate 1,500 cubic feet of stone.

Trustee Greco questioned the controlling of the noise. Attorney Silverman stated that the mining is exempt from our noise ordinance but they do have to meet the IEPA standard codes for noise which we can enforce.

Trustee Schumacher has asked for a sheet with contact information available for residents with issues related to the mining. VP Cook stated that is part of Code Enforcement. Trustee Militello stated we could assign someone that task. Village Administrator Pena stated the Village will look into that matter. It was mentioned that previous issues were due to a breakdown in communication. Ketone stated they will try to keep the line of communication open between the operators of the mine and the residents in order to minimize issues.

Trustee Slocum asked if there was a timetable set for the mining. Ketone stated there is no timetable but they would like to do it as quickly as possible.

Trustee McMillin asked about the use of the property donated by Ketone. McMahan stated the intended uses for each property questioned.

Trustee Greco questioned who would be responsible for the cost if residents were to lose their wells due to the mining and had to be hooked up to city water. It was stated that Ketone would be held responsible for the cost.

Discussion – Memorial Tree Walk Signage

McMahan presented two visuals of the intended sign for the Memorial Tree Walk. The Board had a choice between a natural background or a light beige. The general opinion was to go with the natural background.

FINANCE DEPARTMENT

No formal items for discussion.

POLICE DEPARTMENT

Chief Wold informed the Board of two Channahon biking events this weekend. On Saturday, July 20th, over 400 Motorcycle riders going to Springfield, will detour off of I-55 due to construction and come through Channahon on Route 6. The State Police will be escorting them down Route 6. On Sunday, July 21st, Channahon will have approximately 250 pedal bike riders for the Ataxia Cycling Event.

PUBLIC WORKS DEPARTMENT

Discussion – Morris Hospital – Release of Maintenance Guarantees Steps 1 and 2

Dolezal shared with the Board the following:

Current guarantee status for Morris Hospital:

<u>Step</u>	<u>MG Currently Held</u>
1	\$19,592.00
2	\$ 3,960.00
3	\$ 0.00
4	\$ 0.00
Total	\$23,552.00

Guarantees for step 3 & 4 improvements were not applicable to this site. All guarantees are held with a single Letter of Credit.

Morris Hospital public improvements consist of watermain and services, sanitary sewer main and services, multi-use-path, a storm sewer connection to public storm sewer, and roadway and sidewalk connections. Village Trustees accepted these improvements on August 8, 2011.

In accordance with Subdivision and Development Regulations, the 2 year maintenance period has ended. Staff has inspected public improvements, found them in good condition, and recommends releasing the maintenance guarantee.

Discussion – Well #5 Maintenance and Pump/Motor Replacement

Dolezal stated that Well #5, installed in June of 2005, has been showing a declining pumping rate over the last 18 months. The Village asked for proposals from two companies to remove the pump and bowl assembly, perform a television survey, brush and bail the well, install a new pump and motor assembly consisting of a Franklin Electric motor, Goulds 5-stage pump, and 3 inch column pipe. We received proposals from Layne and Water Well Solutions. Layne proposed to perform the work at an estimated cost of \$14,000.00 to \$16,000.00. Water Well Solutions proposed to perform the work for a cost of \$11,671.15. This work was budgeted at \$16,000 under line item 31-70-632.

Discussion – Reject the 2013 Bituminous Surface A-2 Treatment Bid Project

Dolezal stated A Bituminous Surface Treatment A-2 consists of successive applications of asphalt emulsion and stone chips. The Village project also includes a top sealcoat. This process is also called a Double Chip Seal with Fog Seal.

The Village bid project through IDOT District 1 contractor bulletin as is typical. A bid opening was held July 12, 2013 with no qualified bids received. Dolezal recommends the Board to reject all current bids for the 2013 Bituminous Surface Treatment A-2 Project.

Trustee Schumacher made a motion to adjourn at 6:23 p.m. Seconded by Trustee Greco.

ROLL CALL AYES: Slocum, Militello, McMillin, Schumacher, Scags and Greco.

NAYS: NONE

MOTION CARRIED

**Submitted by
Patricia Perinar
Village Clerk**