

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
FEBRUARY 16, 2015**

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

Also present were Village Administrator Thomas Durkin, Director of Public Works Ed Dolezal, Director of Community Development & Information Systems Mike Petrick, Finance Director Heather Morandi, Police Chief Jeff Wold, Village Attorney David Silverman and Village Clerk Patricia Perinar.

ADMINISTRATION DEPARTMENT

Thornton's Redevelopment Agreement, An Ordinance Approving and Authorizing the Execution of a Redevelopment Agreement (Thornton's Inc.) – 2nd Read

Village Administrator Tom Durkin spoke to the Board regarding the Redevelopment Agreement with Thornton. The Board was provided with a memo by the village attorney regarding the redevelopment agreement. The agreement is up for adoption this evening. Rick Claes was present to answer any specific questions from the Board regarding the agreement. The Board had no questions.

Retail Strategies for the Establishment of a Retail Recruiting Strategy

Durkin introduced Mr. Chip Rodgers from Retail Strategies who was present to give a presentation and answer questions the Board may have regarding his proposal.

The major establishment of the plan includes a quantitative analysis of the current market conditions, the development of a detailed retail recruitment strategic plan, and the execution of the detailed strategic plan. The steps are spelled out in detail in the proposal provided to the Board. The fee for this proposal is \$108,000 evenly divided over a three year period; or \$36,000 a year for three years. Optional services are also outlined and would be available at additional cost.

Village President Cook asked whether there was a conflict of interest with them representing Plainfield. Mr. Rodgers stated since they are working on the North end of Plainfield he did not consider it a conflict of interest. Trustee Slocum asked how they choose which clients they represent at a Trade Show when they service one hundred and ten different clients. Mr. Rodgers stated the Trade Show is used to introduce their concept to businesses. Trustees Scaggs, Schumacher, Militello, McMillin, along with Village President Cook and Village Administrator Durkin continued with further questioning. Topics such as familiarity with Illinois, processing time, reporting back to the Board, Retail Strategies profits, pricing incentives, and the rooftop theory were discussed.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Rezoning Change of Properties on Bluff Road

Director of Community Development & Information Systems, Mike Petrick, informed the Board that the Village of Channahon wishes to rezone property to address conformity, existing use, and best-use for 7 properties located on the south side of Bluff Road (24655, 24701, 24711, 24721,

24741, 24751, 24761 W. Bluff Road). The property is currently zoned R-1 Single Family which does not allow detached garages.

The adjacent land uses and zoning are:

North: R-2 Single Family & A-2 Rural Residence

South: R-1 Single Family SUP (mining)

East: R-1 Single Family SUP (mining)

West: R-1 Single Family SUP (mining)

Several of the lots have existing detached garages, some of which were permitted by the Village of Channahon, some of which were stated to be existing before annexation. A resident of one of the lots has requested, and been denied, a building permit for a detached garage. This request has brought this particular area to the attention of the Village.

The size of the lots are in the range of 0.9 to 1.8 acres, and have sufficient property to accommodate accessory garages in addition to septic fields. Further, properties directly to the north are zoned R-2 and A-2, which are allowed accessory garages. Altering the zoning of these 7 properties would group like-use under the same zoning district, while allowing best-use of the land to be practiced.

On February 9, 2015, the Village Planning and Zoning Commission held a public hearing for the rezoning of the property. The PZC recommend approving the rezoning of the property.

FINANCE DEPARTMENT

Finance Director Heather Morandi stated the budget documents will be distributed Monday. Morandi wanted to get the Board's thoughts on a budget workshop at the next Board meeting, March 2nd and a follow up March 7th as a Special Board Workshop Meeting.

POLICE DEPARTMENT

Resolution for an Illinois Agency for Surplus

Police Chief Wold informed the Board of a proposed Resolution to participate in the State of Illinois Federal Surplus Program for Law Enforcement. This resolution would allow the police department to get surplus items from the State of Illinois or the federal government and is managed through the Department of Central Management Services in Springfield.

PUBLIC WORKS DEPARTMENT

The Committee of the Whole was adjourned at 6:40 p.m.

Submitted by
Patricia Perinar
Village Clerk