

**CHANNAHON VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING  
February 15, 2016**

Village President Missey Moorman Schumacher called the meeting to order at 6:02 p.m. with Trustees Greco, Militello, Scaggs, Slocum, Host and McMillin present.

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

**VILLAGE PRESIDENT**

**VP Moorman Schumacher informed everyone present that anyone who speaks at the meeting shall be deemed to have given his/her consent to the recording of their likeness and speech. This meeting is being recorded.**

**ADMINISTRATION DEPARTMENT**

**COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS**

**An Ordinance Modifying Zoning Regulations for TCD Town Center  
District Zoning – 1<sup>st</sup> Read**

DCD&IS Mike Petrick informed the Board that in order to accommodate development in the Channahon Town Center, an alteration to zoning is required. While the entire Town Center is seemingly designed as a Planned Unit Development (P.U.D.), planned unit developments are not listed as permitted special uses. This ordinance seeks to change that.

Additionally, 158.078 (F) defines the site development requirements as referenced by several documents. This ordinance seeks to add language that the site development requirements also include approved amendments to those documents.

Finally, this ordinance seeks to approve an amended Master Site Plan/Preliminary Plat for Channahon Town Center, as well an amended Land Use Plan. These plans are materially different from the existing plans in the following ways:

- Removal of 22 single family home sites from Channahon Town Center in favor of contiguous land for senior living residences
- Removal of several roads and alleyways, realignment of some remaining roads including:
  - Deletion of Marquette Ln., St. Johnø St., St. Luke Ave., Alley 2, Alley 3, and a portion of St. Paul Ave.
  - Removal of the øbendø on St. Elizabeth Dr., west of the traffic circle
  - Realignment of St. Peter Ave. to connect with Liberty Dr.
  - St. Ann Way to be redesigned to accommodate traffic from the eliminated portion of St. Paul Ave.
- Reconfiguration of some of the single family lots to conform with the new road pattern
- Addition of dedicated park land at the corner of St. Ann Way and St. Peter Ave.

- Change of homes on the east side of St. Paul Ave. to become front load garages, instead of rear-load alleyway garages.

The following additional documents were provided in the Board Packet; Ordinance including Exhibits for new Preliminary Plat and new Land Use Plan, Current Preliminary Plat, as approved, Current and Land Use Plan, as approved, Current §156.078 TCD Town Center District, as approved.

VP Missey Moorman Schumacher asked what the public comment feedback was at the P & Z meeting. DCD&IS Mike Petrick stated that there were no negative comments regarding these changes.

**An Ordinance Granting a Special Use Permit for a Planned Unit Development for St. Elizabeth Residences – A Senior Community in Channahon TC – 1<sup>st</sup> Read**

DCD&IS Mike Petrick informed the Board that a Special Use Permit is being requested for a Planned Unit Development in Channahon Town Center. The P.U.D. will contain senior housing, a permitted use in the Town Center Zoning District. The St. Elizabeth Residences are proposed to be 48 units of independent living for those 62 and over. Federal housing guidelines restrict the development to only be for those at or over the age of 62. The units will be situated into four, three-story buildings of 12 units each. There is a mixture of one and two bedroom apartments. Each unit has its own attached one-car garage located on the first floor of the building. There is additional parking situated around the development.

In addition to the apartment buildings, there is a clubhouse to serve the senior community. The clubhouse also houses an apartment for a live-in manager/caretaker. Interior walking paths and greenspace will be provided, including a path encircling the stormwater detention area to the north.

To access the site, St. Elizabeth Dr. will be constructed from the current dead-ends at the roundabout and west-side of the field. St. Ann Way will construct to the north to form a second entrance to the St. Ann Church property.

The following additional documents were provided in the Board Packet; P.U.D. Ordinance including Special Use Permit Application Planned Unit Development, Preliminary P.U.D. Plat with description of uses and requirements, Site Plan, as indicated on the P.U.D. plat, Architectural Elevations and Preliminary Landscape Plan.

P & Z Commission held a Public Hearing last Monday and voted unanimously, with two people absent, to recommend approving the development. There were no negative comments made from the community. Mr. Petrick suggested the Board members review the tenant selection process and ask questions or give suggestions before the next Board Meeting.

The architect for the development presented to the Board the changes made to the structure in order to meet the guidelines set for the Channahon Town Center.

Trustee Slocum asked the length of the tenant lease and the turn-over rate. Mr. Roberts stated the lease is for 12 months and the residency is mostly stable with little change. The age is for 62 years of age or older. Doctor order caregivers who are younger will be allowed per medical doctor order.

Trustee Slocum asked what would happen if there are no Channahon residents. It was stated that the marketing will be focused here in Channahon. The scoring preference puts Channahon Residents at the top of the list. Mr. Roberts said he has met with senior groups and the response has been strong with interest.

Trustee Slocum asked what other developments in the area are similar to this one. They said that Alden Shorewood Horizon would be the closet in the area but is not affiliated to this development.

Mr. Roberts gave a general timetable stating the hopes of it being done in May of 2017. Trustee Slocum asked whether Catholic Charities has ever partnered with anyone like this before.

Steven Gaydos from Catholic Charities stated they have not done one like this before but have done work with HUD with positive results.

This is a first read item so that the annexation agreement can be approved at the same time. The will be up for a vote at the Board meeting on March 7<sup>th</sup>.

**An Ordinance Regulating the Placement and use of Donation Boxes in Channahon – 2<sup>nd</sup> Read**

DCD&IS Mike Petrick informed the Board that in December, the Village Board discussed a first-read of an ordinance that would ban donation boxes in the Village of Channahon. It was discussed that some revision would be preferred in order to allow for paper recycling containers to be excluded from the list of those banned collection containers. The ordinance has been amended to reflect that desire. Additionally, the time-frame has been adjusted so that businesses/land-owners/tenants in the Village of Channahon would have until June 1, 2016 to remove the donations boxes and become compliant.

**FINANCE DEPARTMENT**

**An Ordinance Authorizing the Sale of Certain Personal Property Owned by the Village of Channahon, Will and Grundy County, Illinois – 1<sup>st</sup> Read**

Finance Director Heather Wagonblott stated that after discussions with Police Chief Jeff Wold and Sergeant Gunty a request has been put in for the disposal of four firearms which are currently in the department's possession. These firearms have not been part of any crime and were brought in by individuals to the department. None of them are usable. We can trade these in to a licensed firearms dealer and use the proceeds to purchase one firearm as a spare for the department.

## **POLICE DEPARTMENT**

### **Medical Take Back Program**

Police Chief Jeff Wold informed the Board that the police department has entered into the Medical Take Back Program in conjunction with the Grundy County Coroner's office. There is a box in the police department lobby courtesy of the Channahon Lions Club and the Channahon Rotary Club. They both made donations to purchase the box. The police department supplies the security for the box and the coroner supplies the manpower to empty and destroy the medications according to the law. Ricky Gray who is with Channahon/Minooka Rotary was present at tonight's meeting.

Village President Moorman Schumacher thanked Channahon/Minooka Rotary and Channahon's Lions Club for supporting our efforts to take the drugs out of the home to reduce drug abuse and accidental poisonings. It's a great thing to have available to our community.

## **PUBLIC WORKS DEPARTMENT**

- **A Resolution to Enter into an Agreement with the State of Illinois for Improvements to I-55 and US Route 6 associated with Illinois Department of Transportation Contract No. 62A00 and approve associated documents**
- **Approval of Funding Resolution for costs associated with Agreement for IDOT Contract 62A00**
- **Approval of Local Agency-State Jurisdictional Transfer associated with IDOT Contract 62A00**
- **Approval of an Ordinance providing for the addition of West Frontage Road from the north edge of pavement of West Shepley Road southerly to 1,426 feet south of the centerline of Zauratsky Road and from the west right of way line to the access control fence/retaining wall, excluding SN 099-0036, to the municipal street system of the Village of Channahon**
- **Authorization for the Village President to sign the Plan Concurrence document associated with IDOT Contract 62A00**

Director of Public Works, Ed Dolezal, stated that the five items presented to the Board tonight are associated with IDOT and the northwest quadrant of US 6 and I55. All of these are set up to accomplish two things. One is to the jurisdictional transfer of the NW Frontage Road parts that are not already under our jurisdiction. The second is the funding agreement for the Village cost sharing associated with the project which is primarily street lighting, some bike path, sidewalk, and emergency vehicle preemption devices on the signals.

Update of the opening of the Frontage Road. Construction will start in May with a projected opening sometime in June.

## **PUBLIC COMMENT (Limit to 5 Minutes)**

**EXECUTIVE SESSION**

1. Deliberations Concerning Salary Schedules for one or more Classes of Municipal Employees
2. Collective Bargaining
3. Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon

Trustee Greco made a motion at 6:38 p.m. to go into Executive Session for Deliberations Concerning Salary Schedules for one or more Classes of Municipal Employees, Collective Bargaining, and Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon. Seconded by Trustee Scaggs.

**ROLL CALL AYES: Greco, Host, Militello, Scaggs, Slocum and McMillin.**  
**NAYS: NONE** **MOTION CARRIED**

Trustee Slocum made a motion at 6:55 p.m. to dismiss Executive Session for Deliberations Concerning Salary Schedules for one or more Classes of Municipal Employees, Collective Bargaining, and Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon. Seconded by Trustee Greco.

**ROLL CALL AYES: Greco, Host, Militello, Scaggs, Slocum and McMillin.**  
**NAYS: NONE** **MOTION CARRIED**

The Committee of the Whole was adjourned at 6:57 p.m.

**Submitted by**  
**Patricia Perinar**  
**Village Clerk**