

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
March 7, 2016**

Village President Missey Moorman Schumacher called the meeting to order at 6:00 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, Deputy Chief of Police Shane Casey, 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.

An Ordinance Establishing the Amount of Class “F” Liquor Licenses in the Village of Channahon – 1st Read

Village President Missey Moorman Schumacher stated that in August of 2012, the Board voted by ordinance to create an additional Class F liquor license, which was then issued to Mr. Emmanuel Rajarathnam of Route 6 Tobacco, located at 24505 Eames Street. At the time Family Harvest Church’s main entrance was more than 100 feet from the tobacco store, and by both Illinois and local liquor laws would appear to make the tobacco store eligible. In May of 2012 the church added another section of the building to their establishment for their “Children’s Ministry”. The address for the Children’s Ministry’s entryway was only 44 feet from the tobacco store entrance, making it ineligible for a liquor license. Prior VP Cook met with Mr. Rajarathnam and informed him that the Board would be repealing the ordinance.

Ordinance 1702 was approved August 6, 2012 to increase Class F for Route 6 Tobacco. The Board repealed ordinance 1702 by motion, but was not removed by ordinance, which has reflected an open Class F liquor license.

This ordinance is to establish and reconfirm that there are five Class F liquor licenses, with one remaining available.

An Ordinance Amending the Village of Channahon Code of Ordinances to Create an Additional Class “B” Liquor License – 1st Read

Village President Missey Moorman Schumacher stated that Erkan and Engin Gocmen have approached the Village to request a Class “B” liquor license, which is an Establishment Permitting Bar. They would be located at 25365 S. Fryer Street (the old location of Lallo’s Bar & Grill). They have filed a request to petition for a Village of Channahon Liquor License.

Currently there are no Class “B” liquor licenses, and if the Board authorizes this approval to increase, the ordinance to follow would need to be approved increasing the number from three to four.

Erkan and Engin Gocmen were present, to answer questions the Board had for them.

Deputy Chief of Police Shane Casey stated that a background check has been done and was good. Erkan and Engin Gocmen spoke to the Board giving a brief background of their restaurant experience. They both stated they would like to bring the family dining experience to Channahon. The restaurant will be open 7 days a week serving breakfast, lunch, and dinner, serving food until 9 pm and appetizers and drinks from 9:00pm-12:00am. Currently they are doing some extensive remodeling of the building. The owners plan to live on the premises. Trustee Host asked for clarification of their restaurant experience.

This item will be up for a vote at the March 21st Board meeting.

ADMINISTRATION DEPARTMENT

An Ordinance Authorizing the Execution of an Agreement between the Village of Channahon and International Union of Operating Engineers, Local 150, Public Employees Division – Administration – 1st Read

Village Administrator Tom Durkin informed the Board that a contract has been agreed upon in principal between the Village of Channahon and International Union of Operating Engineers, Local 150, Public Employees Division. The following are highlights from the agreement:

- 4 current wage scales have been compressed into two with two clerical positions being combined into one new job category.
- All wages are consistent with the other previously approved Local 150 contracts in that they are increased 2.5%, 2.5%, and 3.0% respectively for each year of this agreement.
- Local 150 rates for insurance were increased, but at a level lower than requested by the union representatives.
- An inclement weather policy was added allowing employees to be marked excused with pay in the event the employer elects to the close of offices due to inclement weather.

Repeal Alarm System Permit Applications

Village Administrator Tom Durkin informed the Board that in our Village Code of Ordinances, Chapter 98 regulates Alarm Systems. Section 98.06 requires Commercial and Residential Alarm Users to complete a Permit Application containing key holder information and information about the alarm system. This creates a duplication of efforts. Commercial Alarm Users are required to update their alarm information annually when they renew their business license. Residential Alarm Users are required to provide the key holder information to their Alarm Service Provider.

Additionally, there is nothing in the Alarm System ordinance that requires the Alarm Permit Application to be updated if there are changes to the alarm system. If the Alarm User makes changes, the information on the Alarm Permit Application becomes obsolete.

Advancements in technology being used in the Alarm Industry have made the information contained on the Alarm Permit Application available in the Village, Police Department, and PSAP without the necessity of having the Alarm User complete the Alarm Permit Application.

It is the Recommendation of the Village Administrator that the Village Board repeal Section 98.06 from the Alarm System Ordinance to avoid the duplication of efforts by Village Staff and by Alarm Users.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

An Ordinance Authorizing the Execution of the First Amendment to the Further Amended and Restated Annexation/Development Agreement between J. Peter Sartain, Bishop of the Roman Catholic Diocese of Joliet, as Successor Trustee Under the Provisions of a Trust Agreement dated December 31, 1949 and known as the Roman Catholic Diocese of Joliet, a Trust and the Village of Channahon, an Illinois Home Rule Municipal Corporation, Will and Grundy Counties, Illinois (Town Center) – 1st Read

DCD&IS Mike Petrick informed the Board that this ordinance is to accompany the zoning regulations and PUD regarding the property where the St. Elizabeth Residences will be developed.

An Ordinance Modifying Zoning Regulations for TCD Town Center District Zoning – 2nd 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 öbendö 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 öfront loadö garages, instead of örear-loadö alleyway garages.

The following additional documents were provided in the Board Packet; Ordinance ö 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 ó TCD Town Center District, as approved.

An Ordinance of the Village of Channahon, Will and Grundy Counties, State of Illinois Granting a Special Use Permit for a Planned Unit Development to St. Ann's Senior Residences, L.P. for Certain Portion of Property in the Channahon Town Center (PIN 10-08-401-004, 10-08-302-016 and 10-08-400-025) – 2nd 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 ó 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 and voted unanimously, with two people absent, to recommend approving the development. There were no negative comments made from the community.

Trustee Slocum asked for Mr. Petrick to go over the highlights of the tenant selection for the record.

Trustee McMillin asked for clarification regarding the point system with it being a 50 point system with the highest weight going to residents from Channahon.

Clarification was made regarding the number of units available for specific income levels.

Trustee Militello asked about it being a first read items and the need for all to be passed together. Village Attorney Dave Silverman stated they should all be passed together.

We will be holding the public hearing tonight and it can be voted on depending on the Board's comfort level. Trustee Slocum asked about the marketing that will take place in Channahon and where else it will be marketed. He also asked if there was not a response from Channahon residents, would it be marketed to the immediate surrounding areas.

Trustee Scaggs asked if they have anyone on a waiting list. Mr. Roberts stated they are approximately 10-12 Channahon residents who are interested in applying.

Village Administrator Tom Durkin talked about the marketing and how the Village will be overseeing the process. Mr. Petrick stated that with this development St. Elizabeth Drive, the stone wall and required bike path will all be completed.

Modifying Electric Fence Requirements

Village Administrator Tom Durkin wanted to get feedback from the Board about allowing electric fences industrial areas as a secondary fence inside the outer fence. This would require a change in the zoning and a process to change it.

The Board was in agreement to look into modifying the requirements. Currently Bolingbrook has an ordinance like this in place.

FINANCE DEPARTMENT

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

Finance Director Heather Wagonblott stated that currently, the Village of Channahon has two vehicles which are no longer in service due to high mileage and poor mechanical condition;

- 2007 Chevrolet Tahoe VIN: 1GNFK03097R414844 with 134,359 miles
- 2009 Dodge Charger VIN: 2B3KA43T29H587539 with 103,294 miles

Both vehicles were utilized as patrol vehicles until 2015 and used as extra vehicles for training classes and for parts since they were decommissioned. Both vehicles still run, but in need of extensive work in order to make them road worthy. She recommended the vehicles be sold as is, for parts or scrap.

She is requesting the Village Board to authorize the sale of these vehicles in a manner approved. Mr. Scaggs asked by being out of service they are decommissioned vehicles, not police cars anymore, but still run. DC Shane Casey stated that they both still run but have mechanical issues.

Finance Director Heather Wagonblott reminded the Board of the Budget meeting on March 12 at 9 a.m. Also on May 1, 2016 the yard waste stickers will increase for \$1.50 to \$1.75 per sticker.

POLICE DEPARTMENT

No Formal Items for Discussion.

PUBLIC WORKS DEPARTMENT

Purchase and Installation of Mixer for Water Tower 4

Director of Public Works, Ed Dolezal, stated Water Tower 4, located at Valley Drive and Bluff Road with a capacity of 750,000 gallons and completed in 2010, was built with ultimate water storage needs in mind. Under present operating conditions, the water in the tower is not turning over often enough to avoid water quality issues. After investigating several options to alleviate the problem, staff has concluded that mixing the tank mechanically is the best solution. Various mixing systems which could work in the tower were reviewed and the PAX mixing system was selected. When contacting PAX Technologies we were informed that Utility Service Company, Inc. (USC) in Atlanta, GA is the only contractor currently allowed by PAX to install their mixers. We contacted USC and they made a site visit after which they provided us with a proposal to provide and install the mixer for \$50,169.00. The project is budgeted at \$55,000.

Trustee Scaggs asked whether this could be put off until we have a chance to review the budget. Staff informed him that this item is in last year's budget which was already approved and budgeted for and it is currently coming in under budget.

Trustee Host asked if there is any way the Village could sell the water rather than draining. Director of Public Works, Ed Dolezal, gave an example of what the Village does to help drop the amount of water dumped.

Trustee Scaggs asked it was possible to keep the water level lower to help alleviate the problem. Director of Public Works, Ed Dolezal, said it's a valid question but they can't because it is necessary to have the water pressure as well as the water available for fire fighting.

A Resolution to Enter into an Intergovernmental Agreement with the County of Will for the Installation and Maintenance of Flashing School Lights for Three Rivers School on Channahon-Minooka Road (CH 32)

Director of Public Works, Ed Dolezal, stated that because this is a county road and it is necessary to have an agreement with the county.

Thorntons Phase 2 Development – Contract with Thomas Engineering Group for Professional Construction Observation and Inspection Services

The Village of Channahon has obligations to observe and inspect installation of proposed public improvements during construction. Thomas Engineering Group has previously contracted with the Village to provide inspection services for the Thornton's Phase 1 and Rt 6/I-55 NW Frontage Rd projects.

The Thornton's Phase 2 development includes construction of a convenience store and passenger vehicle fueling area, separate diesel truck fueling area, watermain and service, sanitary service, storm sewer and other private improvements.

Under this contract, Thomas Engineering Group would provide construction inspection on behalf of the Village for watermain, sanitary service, and storm sewer connections to existing infrastructure. All costs for this work will be passed through to the developer as provided by Village Ordinance.

PUBLIC COMMENT (Limit to 5 Minutes)

Susie Eaton spoke to the Board regarding the recent ordinance approved by the Board regarding drop boxes. Her church has a drop box and she checks it a number of times per week. Village Attorney Dave Silverman stated that they will take a close look at the situation and get back to her regarding this issue.

Michael Terdic, 26056 W. Highland Drive, Parking Ticket

Mr. Terdic addressed the Board regarding his frustration with parking tickets received outside his residences during an unforeseen snowfall. He addressed his frustration at not getting a warning or a courtesy knock at the door to remove the vehicles from the street.

Village President Missey Moorman Schumacher asked if the Police Chief had made him aware of the adjudication process that is available to him here in the Village of Channahon. It was the Board's recommendation that he obtain the necessary paperwork and schedule a time to go through with the adjudication process available to him.

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

The Committee of the Whole was adjourned at 7:06 p.m.

**Submitted by
Patricia Perinar
Village Clerk**