

**CHANNAHON VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING  
APRIL 18, 2016**

Village President Missey Moorman Schumacher called the meeting to order at 6:00 p.m. with Trustees Greco, Host, Militello, Scaggs, Slocum, 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.

**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.**

**VILLAGE PRESIDENT**

**A Resolution Addressing the Concerns of the Units of Local Government  
Comprising Western Will County Communication Center (“WESCOM”)  
Regarding the Consolidation of Answering Points in Will County and the  
Subsidizing of the New Laraway Road PSAP in Eastern Will County**

Village President Missey Moorman Schumacher informed the Board that at the April 21, 2016 WESCOM Board meeting, the WESCOM Board will consider approval of the attached resolution. Please fully review the resolution. The resolution was unanimously approved by the Chiefs Operating Committee on March 25. Absent at the Chiefs Operating Committee were representatives from the Braidwood Police Department, Braidwood Fire, Channahon Police, Channahon Fire and the Homer Twp. FPD. It was the intent of the Chiefs Committee to forward this draft resolution to the WESCOM Board for consideration and adoption as an official Resolution. It is being suggested that should this resolution be approved by the full WESCOM Board, that each participating agency pass a similar resolution.

The issue at hand is the proposed construction of the new Laraway Road PSAP and how this will be funded. The concern of the Chiefs Operating Committee is that residents of the WESCOM service area will be held financially responsible for the cost of the construction of the both the WESCOM building and the Laraway Road PSAP construction. They believe this will result in a financial imbalance of support for the 9-1-1 county wide system. This resolution seeks to find an equitable solution to reconcile the debt services WESCOM has been supporting for its facility and the financial imbalance created by the building at the Laraway Road project for 31 other Will County agencies representing 33.7% of the residents of the system.

The Board was informed that the WESCOM meeting has been moved to May 9<sup>th</sup>. A discussion took place regarding a number of issues. Bolingbrook passed a resolution regarding this matter. Village President Missey Moorman Schumacher stated she preferred to wait to see what the executive Board of WESCOM decides to do. If their Board decides to pass a resolution then she believes the Village Board will need to consider passing a resolution in support of the WESCOM resolution.

Trustee Host asked questions on the validity of what is being what is being heard because she is under the impression that they will be paying rent for their portion of the building. The Village Board was under the impression that they will be paying dispatch fees but not sure of the rent. Chief Wold said he would check on that and let the Board know of his findings. Trustee Host stated she wasn't sure of how much weight the Village would have if they are paying rent for the facility. Trustee Militello feels it is wrong that they don't pay for a building but the Village of Channahon does and they get the same services. Village President Moorman Schumacher gave a briefing of how all of this came about because of the consolidation mandate. Trustee Host wanted to know where the information was coming from. Chief Wold stated that both Village Administrator Tom Durkin and he met with Larry Walsh and that he stated the county was going to cover the cost of building the building but not run the building. The individual agencies that were going to participate and dispatch out of that building were going to share the cost and form a committee similar to WESCOM to come up with a cost structure. This would have to be done all on their own just to cover their operating expenses but nothing to do with building expenses.

Trustee Slocum asked whether the county would be making any revenue at all from the building use. Chief Wold stated that was his understanding. Trustee Host stated she wanted to talk to the Will County Board to ask what is going on. Trustee Slocum wanted to know why they would do it if they were not making revenue. Trustee Militello said they have to do it because the state has mandated the consolidation of services. More discussion took place regarding this matter.

Chief Wold explained the reasoning WESCOM is asking for a fair resolution. Trustee Slocum asked what Bolingbrook's Resolution says. A copy of their resolution is in the Board packet. The big point in their resolution is that the tax payers are paying twice. Trustee Host wants to figure the justification to it all. Trustee McMillin asked whether the taxes paid by our residents only go to the building we are using. Trustee Militello showed concern that we are not hearing one thing about his from the Will County Board.

WESCOM is going to vote on a resolution and the Board needs to give direction on how the Village should vote. All Board members were in favor of the Village voting in favor of WESCOM and writing its own resolution in support of a WESCOM Resolution if it should pass.

Village Attorney Dave Silverman stated that the other members who were part of the initial agreement will be paying their portion of the debt services.

#### **ADMINISTRATION DEPARTMENT**

##### **An Ordinance Authorizing the Execution of a Collective Bargaining Agreement between the Village of Channahon and the Metropolitan Alliance of Police, Channahon Chapter #45 – 1<sup>st</sup> Read**

Village Administrator Tom Durkin informed the Board that the Village has reached an agreement with M.A.P. Channahon Chapter #45 on a new three (3) year contract effective May 1, 2015. The current contract expired on April 30, 2015. The Board Packet included the specific sections and items within the contract along with the agreed resolution that have been the subject of the negotiations. Also attached was the latest tentative agreement document that will be utilized to prepare the final written agreement. This is not yet prepared as the final approval from the M.A.P. members occurred on Thursday, April 14.

## **COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS**

### **Approval of Town Center 3 Final Plat**

CD&IS Mike Petrick stated that the extensive amount of plan modifications for the Channahon Town Center to accommodate the St. Elizabeth senior residences is coming to the point of finality. Approval for the final plat for Town Center, known as Town Center unit 3, is being sought from the Board of Trustees.

While some engineering is still under revision, Village staff feels that the work is substantially complete to the point that parcel lines will not be moved in any way to be sufficient of a material impact. In order to expedite the development process, final plat approval is being sought, contingent upon final engineering approval. The plat needs to be recorded in order to create the land that the Catholic Charities intends to acquire from the Catholic Diocese of Joliet. Without the creation of the parcels by way of the platting process, the closing may be delayed.

The final plat serves to leave the undeveloped portions of the property as large lots, numbered 6, 7 (St. Ann property), and 8. Lots 253 and 254 will be created for the senior living development, with lot 253 and related outlots being subject to the PUD plan previously approved separately. Lot 254 and the remaining large lots will be subject to their own site development plans and further subdivision procedures at the time when development is proposed.

The Planning & Zoning Commission discussed this item at the 4/11/16 meeting. A vote of recommendation of approval was taken, resulting in a 4-0 vote in favor (2 commissioners absent).

### **Brownstone Housing in Town Center**

CD&IS Mike Petrick shared with the Board a concept proposal which has been brought forth to resume construction of the attached housing (aka "Brownstones") in Town Center. However, the appearance of these homes differs from the existing single building that was constructed in 2009. According to the definition of the Brownstone Housing Units, the new proposal conforms to the required design guidelines.

The new proposal is for 3 and 4 unit attached buildings, 2 stories in height, with attached garages to the rear. Each individual unit will have its own unique façade and finishing, representing the appearance of row-housing and meeting the requirements of Town Center Design Guidelines. The end units measure 2,189 sqft, with the interior units being slightly smaller at 1,824 sqft. Pricing is proposed to start at \$234,100 for end units and \$221,500 for interior units. A total of 11 units could be built in Town Center Unit 2A, east of St. Paul Ave. The rear of the units, accessed by the alley, would be more decorative than what is typically seen in a townhome/row-home building, for the benefit of the neighboring main-street mansion homes (see attached artistic rendering, "rear elevation.")

The current Brownstone product is not economically viable to build and sell, with an estimated sale price of over \$400,000 per unit required to be profitable. Additionally, the vertical nature of the building has hindered sales of the existing units as they have come on and off the market.

To make the development more cohesive, the proposed new style would be located east of St. Paul Ave., on lots 9 -19, with the St. Paul Ave. acting as a dividing line between the existing style of building and the new style. The remaining 4-plex lots in Town Center unit 2A to the west of the existing building (lots 1-4) would not build at this time, and would probably be built in similar or complimentary style to the existing brownstone building at a time when it is economically feasible.

The Planning & Zoning Commission discussed this item at the 4/11/16 meeting, and was in agreement that the previously constructed Brownstone product is incorrect for the market. No approval or action is being requested of the board, as the current requirements would allow for construction of the proposed structure. Staff would like the board to be aware of, and provide input into, the direction of development.

Visuals were provided for all to view. Mr. Petrick stated that these do fit within the Village guidelines.

Mr. Bill Vessel was present to answer questions from the Board regarding this development. Trustee Slocum asked Mr. Vessel where he got the idea for this. He stated that he just did some homework checking on need and demand. A short discussion took place regarding number of bedrooms in the units, current sales interest, etc. Mr. Vessel gladly answered all questions asked by the Board.

This is an item on the Board agenda but does not require a Board vote.

CD&IS Mike Petrick stated the Village is getting some inquiries on commercial window coverings. He went over the current Sign ordinance which states 50% of window covering is allowed. He passed around a sample of what many of the businesses are using for coverage. Trustee McMillin wanted to know what the purpose is for the use of this material. This particulate material can be printed on so it serves a dual purpose of providing shade and advertising. Trustee Slocum stated the Village needs to look at the ordinance and the use of this material because it is not a real good look. Mr. Petrick stated the Board would need to look into the sign ordinance for revisions. Trustee Millitello stated we need to be careful because it is serving the purpose of blocking sunlight and blaring lights. Village Administrator Durkin mentioned it may be beneficial to look at sign size on the window covering.

Police Chief Wold said he would have officers drive by the businesses at night to see if they are able to see in at night. The Board was in favor of looking into this matter further.

CD&IS Mike Petrick gave a reminder that live poultry, such as chicken and ducks, are not allowed in residential zones.

## **FINANCE DEPARTMENT**

### **A Special Ordinance Authorizing the Ceding of Private Activity Bonding Authority (WKRDA) – 1<sup>st</sup> Read**

Finance Director Heather Wagonblott stated that based on our relationship and past participation with the Will Kankakee Regional Development Authority (WKRDA), as a Home Rule

Community, we are entitled to a volume cap allocation of \$1,261,600. As we currently have no ongoing project, should we do nothing, as of May 1<sup>st</sup> our allocated dollars would be returned to the State of Illinois.

An alternative to this would be for the Village to pass an ordinance authorizing the ceding of private activity bonding authority to transfer our allocated funds to the WKRDA. In so doing, our funds would be available, and committed to our area, not at the state's discretion. Also, in authorizing the transfer, if the Village develops a project between now and September 1<sup>st</sup>, we could potentially utilize the WKRDA as a funding/bonding source.

Mr. Andrew Hamilton, Executive Director of WKRDA to address the Board and give additional information. He thanked the Board for letting him address the Board. He gave a background of the Will Kankakee Regional Development Authority which is a special district created by the Illinois Legislature and signed into law. Their main job is to issue bonds to help finance private activities and able to borrow at an interest rate that is lower than the conventional rate would be. Trustee Mc Millin asked for examples of two projects that benefited the Village of Channahon in which WKRDA was involved. Mr. Hamilton stated that a 22 million dollar bond was received from the Upper Illinois River Valley Authority for A&R Transportation in Channahon.

VA Durkin asked if they do anything to help market their services to businesses in the county. Mr. Hamilton said they probably need to do a better job. Mr. Hamilton said it is best when banks, Village officials and County officials are all in support of their efforts.

Trustee Militello asked for an explanation for the empty spots on their Executive Board. Mr. Hamilton stated that the seats are appointed by the Governor and it has been not a top priority at this time. They are looking for economic minded individuals to fill the vacancies.

Mr. Hamilton stated that the benefit of the WKRDA is the flexibility they offer in helping to get the job done.

**An Ordinance Adopting the Village of Channahon Annual Budget for the Fiscal Year 2016-2017 (May 1, 2016 – April 30, 2017) – 1<sup>st</sup> Read**

There will be a Public Hearing at the Board meeting regarding this. Finance Director Heather Wagonblott offered to answer any specific questions at this time but there were none.

**An Ordinance Authorizing the Sale of Certain Personal Property Owned by the Village of Channahon – 1<sup>st</sup> Read**

Finance Director Heather Wagonblott stated this item if to deem a cop machine that was located down at public works garage as surplus. It has exceeded its life span. A replacement copy machine has been located and is ready to be installed. We need to deem the old one surplus and the company will take it away so we do not have to worry about getting rid of the electronics. The new one will be purchased from a company from MARCO – a Cannon copier. This is a budgeted item.

Finance Director Heather Wagonblott stated that she will be looking to waive 2<sup>nd</sup> read on all three items tonight due to time constraints.

**POLICE DEPARTMENT**

No Formal Items for Discussion.

**PUBLIC WORKS DEPARTMENT**

**Engineering Contract for Infrastructure Improvements at I-55/Bluff Road**

Director of Public Works, Ed Dolezal, stated that the Village has previously engaged Kimley Horn to perform signalization design and traffic engineering for improvements at Bluff Road and I-55. IDOT is requiring a landscape plan for the interchange since the improvements involve tree clearing and widened embankments. He is requesting the Board make a motion to accept the Amendment No. 1 to the Agreement dated November 3, 2015 with Kimley Horn adding \$6,400 for a Landscape Plan.

Board members stated that the area looks much better since the items have been cut down and back. Discussion took place regarding the clean-up along with the garbage.

**Keating Pointe Subdivision Contract with Strand & Associates to provide design, bidding and construction related Engineering Services for Infrastructure Improvements**

Director of Public Works, Ed Dolezal, stated that previously, the Village of Channahon contracted with Strand & Associates to assess and document the status of public improvements within Keating Pointe Subdivision with the intent to make a draw on the completion guarantee letter of credit. This information was later used in a Settlement Agreement approved by the Village in which \$388,010 was provided to the Village for use in correcting extensive public infrastructure deficiencies.

Village Staff now recommends contracting with Strand & Associates to provide design, bidding and construction related engineering services for the purpose of making the aforementioned repairs. The contract amount for this work is \$48,600 with a proposed construction end date of November 18, 2016.

He is requesting the Board make a motion to contract with Strand & Associates to provide design, bidding and construction related engineering services for infrastructure improvements within Keating Pointe Subdivision.

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

The Committee of the Whole was adjourned at 7:00 p.m.

**Submitted by  
Patricia Perinar  
Village Clerk**