

**CHANNAHON VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING  
MAY 16, 2016**

Village President Missey Moorman Schumacher called the meeting to order at 6:03 p.m. with Trustees Militello, Scaggs, Slocum, Host and McMillin present. Trustee Greco was absent.

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**

Village President Missey Moorman Schumacher with a heavy heart, shared the passing of Trustee Sam Greco's mother, Lena Greco. She asked for a moment of silence in honor of Mrs. Greco.

**ADMINISTRATION DEPARTMENT**

**An Ordinance of the Village of Channahon, Will and Grundy Counties, Illinois,  
Ascertaining the Prevailing Rate of Wages for Laborers, Workmen and Mechanics  
Employed on Public Works of Said Village – 1<sup>st</sup> Read**

Village Administrator Durkin stated that annually the Village is required by state statutes to adopt the local counties prevailing wage rates. The rates attached to the ordinance were obtained by the Department of Labor from the State of Illinois. The current rates from the state are July 2015.

**A Resolution Authorizing the Execution of an Agreement between the Village of  
Channahon and Red Frog Entertainment LLC**

VA Durkin stated Warrior Dash is back and is scheduled for Saturday, June 11, 2016. As this is our sixth year of the Dollinger family putting on the "Warrior Dash" event by Red Frog Entertainment LLC, the agreement attached in the Board packet describes the municipal services and related costs.

Emily Littlejohn was present representing Red Frog Entertainment LLC and concurred that the attached agreement is the result of our efforts.

Village President Missey Moorman Schumacher asked if this was a single day event this year. VA Durkin stated it is for one day, June 11. Trustee Slocum asked why it is only one day when in the past it was a two day event. VA Durkin stated that he believed it was related to the number of people signed up. Chief Wold stated that the event used to be advertised as the Midwest Warrior Dash and now it is considered the Illinois Warrior Dash. Midwest Warrior Dash has moved to another location which he believes is someplace in Indiana.

**An Ordinance Repealing Ordinance 1830 Entitled “An Ordinance Regulating the Placement and Use of Donation Boxes” – 1<sup>st</sup> Read**

Village Attorney Dave Silverman informed the Board that on February 15, 2016, the Village Board passed Ordinance 1830 which regulated the placement and use of donation boxes. Many of the existing donation boxes places in the community were/are not being regularly maintained and have become unsightly areas that contain overflowing deposits of discarded items or refuse.

Since passage of this ordinance, new case law has emerged that may render these types of ordinances unconstitutional. Staff believes the prudent action is to repeal our existing ordinance and revisit the issue of the regulation of donation boxes.

Attorney Silverman is recommending the Board repeal the current ordinance regulating the donation boxes and go back and work with staff to write an ordinance which is framed differently. He stated that in the near future the Village would like to bring a revised version back for recommendation for adoption.

**An Agreement to Provide for the Financing of Public Improvements between the Village of Channahon and Certain Taxing Districts for the Development of Property generally located South of U.S. Route 6 and East of I-55 (Hillwood Investment Properties)**

VA Durkin stated Hillwood Investment Properties is under contract to purchase approximately 300 acres of property located south of US Route 6 and east of I-55 (the Lewis/Marine Property). Hillwood is proposing to construct approximately 4.3 million square feet of warehouse/distribution facilities.

The proposed project also includes approximately \$13 million dollars of improvement costs, \$5 million of which have been identified as off-site public infrastructure improvements. These off-site infrastructure costs include the extension of a 16” water main from Thorntons, across I-55 to Amoco Road, the reconstruction of the southeast Frontage Road from the terminus of the IDOT improvements to the south property line of the Lewis/Marine property and the reconstruction of a portion of Amoco Road.

Representatives of Hillwood have requested the participation of the Village and taxing bodies in providing these public improvements, similar to what is included in the IGA that was established between the Village and the taxing bodies which fostered the development of the IDI property. As you recall, the Village committed to selling GO bonds to finance the improvements related to the IDI Development and will pay off those bonds through a sharing of a portion of property taxes through an approved intergovernmental agreement with the other taxing bodies.

It is contemplated in this proposed agreement that Hillwood be responsible for installing the public improvements rather than the Village bonding for these improvements and the Village enter into a separate agreement with Hillwood that would repay Hillwood along with 5% simple interest. The money to fund these infrastructure improvements with interest would be secured through the IGA between the Village and the taxing bodies from the property taxes generated by the development. This is basically the same arrangement as the IDI IGA but without the Village issuing bonds.

This IGA is currently being drafted by Attorney Silverman and staff along with representatives from Hillwood. The board will be provided copies for consideration in the very near future prior to appearances in front of other public taxing bodies. At this point staff wanted to make the board aware of what is forthcoming and to answer any questions you may have.

Trustee McMillin asked about recapture agreements to be included in the agreement. Attorney Silverman stated he would take a look at it and check with PWD Dolezal to see who is benefited by this and where the Village needs to go with it. VP Moorman Schumacher stated that this is not a tax abatement for the developer. They are paying their full tax burden and it is being rebated from all of the taxing bodies to pay that debt service.

VA Durkin stated that is being met favorably by all the taxing bodies and how awesome it is that the taxing bodies are in support of the need for economic development.

## **COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS**

### **Renewal of Google Apps and Google Vault Licenses**

Director of Community Development and Information Systems Mike Petrick stated that the Village of Channahon has relied on Google to provide internet communication application services (email, calendar, apps, etc.) since 2010. The annual renewal is now due. The cost for this service remains at the level of \$50 per user, per year for a total of \$3,750 for 75 user licenses.

In 2013, the Village implemented Google Vault Services, which allows the central ability for regulation, retention, retrieval, and indefinite storage of email communications pursuant to Freedom of Information Act (FOIA) requirements.

The current invoice is billing the Village of Channahon for both services together, at a total of \$7,500.00, payable to Dito, LLC (Google reseller). This is a budgeted item.

### **An Ordinance of the Village of Channahon, Will and Grundy Counties, State of Illinois, Rezoning of Certain Properties from R-1 to R-2 in the Vicinity of S. Tryon Street and W. Knapp Street – 1<sup>st</sup> Read**

DCD&IS Petrick stated the Village of Channahon wishes to rezone property to address conformity, existing use, and best-use for 14 properties located on S. Tryon St. and W. Knapp St. The properties are currently zoned R-1 Single Family which does not allow detached garages. It should be noted that one of the properties is too small to accommodate any structure, and one home spans two lots; therefore the net impact of this zoning affects 12 residences.

Nine of the properties currently have existing detached garages which were permitted by zoning upon their construction. Identical in nature to the reasoning behind the past rezoning of properties on Bluff Rd., DesPlaines River Rd., and Ford Rd., rezoning the property from R-1 to R-2 will allow for the properties to be in conformity with regard to the detached accessory structures. Currently, if one of these detached accessory structures were to be damaged beyond 50%, it could not be rebuilt. Additionally, no existing structure could be removed and rebuilt or expanded if the owner wished.

The combined size of the properties total approximately 7.2 acres. These properties are intermixed with R-1 and R-2 Single Family Residences. Altering the zoning of these 14 properties would group like-use under the same zoning district, while allowing best-use of the land to be practiced.

This rezoning is part of an ongoing process to rezone applicably identified properties which are nonconforming due to detached accessory structures. Several other areas of the Village are yet to undergo the same suggested change, but for ease of management the process is being conducted in sizeable parts.

On May 9, the Planning & Zoning Commission of the Village of Channahon held public hearing and voted to recommend the change of zoning of the parcels from R-1 Single Family to R-2 Single Family. A number of property owners participated in the meeting. The residents in attendance were all in favor of the rezoning. A list and a visual of parcels affected were provided.

### **FINANCE DEPARTMENT**

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

Director of Finance Heather Wagonblott stated that currently the Village undercover vehicle is in need of several repairs and upgrades. The vehicle does not serve our needs well, as it does not blend in with other standard vehicles while serving our purpose.

- 2003 GMC Sierra 1500, VIN: 2GTEC19T831222794 with 62,353 miles

The Village has the opportunity to use this vehicle as trade in a cost neutral exchange for another undercover vehicle that better serves our investigative and community's needs.

- 2009 Undercover vehicle with 126,263 miles

### **POLICE DEPARTMENT**

#### **Authorization to Procure Funds and Implement a K9 Patrol**

Chief of Police Jeff Wold informed the Board of the addition of a Canine (K9) Team to the Channahon Police Department that will provide significant advantages in law enforcement, while further supporting the Community Policing philosophies of Village leadership. Recent drug trends, combined with the Department's community outreach programs, indicate it would be beneficial to establish a K9 Team to help reduce drug related criminal activity in Channahon.

Will County State's Attorney James Glasgow has offered to provide funding for the dog, training, vehicle equipment and other related purchases. The Village of Channahon would be responsible for the officer's salary.

VP Moorman Schumacher stated that District 6 Will County Board members Don Gould and Ragan Freitag are to be present at tonight's meeting. The Board agreed to discuss it further at the Board Meeting when State Attorney Glasgow is present.

**PUBLIC WORKS DEPARTMENT**

**Hire Summer Help**

Director of Public Works Ed Dolezal informed the Board that seventeen thousand six hundred and forty dollars is in the approved 2016-2017 budget for summer help. This is three employees for 12 weeks at a pay rate of \$12.25 per hour. He would like to move forward with the hiring process and suggest that the simplest way is to grant the Village Administrator the authority to employ the seasonal labor.

**Purchase of Water Heaters for the Village Hall Building**

Dolezal stated the Village has two 100 gallon water heaters to serve the Village Hall that were installed as part of the building construction. Only one heater is currently functioning and only at partial capacity. Experience indicates that two 100 gallon heaters provide much more capacity than required. We believe that two 40 gallon heaters will be sufficient and only about 30% of the cost of replacing the heaters in kind.

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

**CITIZEN/SPECIAL REQUESTS**

- Citizen’s Request – Erica Kesler, 25055 S. Center Street

Channahon resident, Erica Kesler, requested the Board be more aggressive with residents who are noncompliant after being issued tickets regarding noise and nuisance issues. DCD&IS Petrick explained the legal process the Village goes through regarding this matter and that the ticketing is a police matter which is then taken to court and handled by a judge. Currently the Village is looking into demolition of the property in question and getting information on the title.

Attorney Silverman, VA Durkin, DCD&IS Petrick, and Chief Wold agreed to get together to discuss what the Village can do to be more aggressive. They asked Ms. Kesler to leave her contact information with them so they could keep her informed on the progress being made.

**EXECUTIVE SESSION**

Trustee Slocum made a motion to go into Executive Session at 6:33 p.m. to discuss Salary Schedules for Classes of Employees. Seconded by Trustee Host.

**ROLL CALL AYES: Militello, Scaggs, Host, McMillin, & Slocum**

**ABSENT: Greco**

**NAYS: NONE**

**MOTION CARRIED**

Trustee Scaggs made a motion at 6:51 p.m. to adjourn Executive Session to discuss Salary Schedules for Classes of Employees. Seconded by Trustee Slocum.

**ROLL CALL AYES: Militello, Scaggs, Host, McMillin, & Slocum**

**ABSENT: Greco**

**NAYS: NONE**

**MOTION CARRIED**

The Committee of the Whole was adjourned at 6:53 p.m.

**Submitted by  
Patricia Perinar  
Village Clerk**