

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
AUGUST 1, 2016**

Village President Missey Moorman Schumacher called the meeting to order at 6:01 p.m. with Trustees Greco, Scaggs, Slocum, Militello and McMillin present. Trustee Host was absent.

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

ADMINISTRATION DEPARTMENT

No Formal Items for Discussion.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Dormant Land Use

DCDI&S Mike Petrick stated that as the Village of Channahon continues to have a abundance of vacant, buildable lots located in the same residential developments where finished homes exist, and have existed for some time, it has been asked that staff explores options to enhance the nature and appearance of these undeveloped areas. Further, a significant portion of available land has been purchased by investors, who are simply holding the lots until a time they can extract the desired value from the land. In some of these cases, the Village has seen significant neglect in property upkeep and maintenance. This is not true of all owners of vacant land, but the Village does expend significant funds and resources every year to attempt to upkeep these neglected properties.

For that reason, the following “dormant land use ordinance” has taken draft form. This is a working document and needs further input and detail before it would be ready to discuss implementing. The ordinance has been highlighted below in bullet-point fashion.

All vacant lots, which have existed (been platted) for at least 10 years, must be brought to the following state:

- Final Grade of topsoil must be installed as per the engineering plans for that development
- Acceptable turf grass must be installed via sod or seed.
- Parkway trees must be installed per the requirements of the Village Land Use Ordinance
- Turf will be maintained at a “developed” height of 8” – the same as if a home existed on the property – and all fire hydrants, utility boxes, trees, and other structures will be neatly trimmed.
- Any spoils piles or stock piles will be removed from the property

There will be an exception to the requirement, that if active construction or imminent development of the land will occur, these rules will not apply. The terms “active construction”

and “imminent development” will be defined by the ordinance. Additionally naturally wooded lots will not need to be cleared beyond the area necessary for installation of sidewalk and parkway trees.

The goal of this ordinance is to enhance the appearance and reduce blight for the current residents near these vacant properties. It would further discourage land investors from “sitting on” developable land in Channahon with no intentions to develop it. However, there are negative impacts that this ordinance will bring.

- Increased cost to bring lots into conformity
 - Cost of work on the property increases the needed selling price to achieve “break-even” or profit margin marks for investors to sell the lots as they will need to recoup the costs of bringing them into conformity
 - Reduces the likelihood that development may occur – if the property now costs more to buy, a buyer may look to other locations to acquire cheaper land.
- Increased construction costs when the home does build
 - Soil will need to be stripped and hauled-away
 - Sidewalks may become cracked/damaged during construction and need to be removed and replaced
 - Trees will potentially need to be removed/replaced depending on location
- May have uneven impact, depending on the financial standing of the owner. A large corporation or trust may be able to pay for improvements more-easily than a “regular person” who just happens to own a lot.

Questions remain regarding what the penalty may be for non-compliance. Does the Village undertake the duty to complete the requirements? This could require significant effort on the part of the Village if landowners resist compliance.

He stated staff would like further guidance from the Village Board as to whether this is the sort of ordinance they would like in-place, and if-so, what alterations or additions to the work-in-progress ordinance would they like to see.

A discussion took place regarding what was the most important needs to be addressed.

Village President Missey Moorman Schumacher stated that having an ordinance for dormant land use may encourage lot owners to sell rather than being forced to develop the dormant land and residents in established neighborhoods would be happier but would like guidance from the Board.

Trustee McMillin stated his main concern is the stock piles left on the land when are difficult to maintain and cut and are unsightly once the weeds grow.

Village Administrator Tom Durkin stated that this is just a starting point and would like direction from the Board on what they would like.

Director of Public works stated that there are a few areas where sidewalks are missing in neighborhoods and the Village does get calls regarding those lots without sidewalks.

Trustee Scaggs stated that if sidewalks and trees are on an undeveloped property they more than likely will get damaged when building does occur. It is also an additional \$6,000.00 to \$8,000.00 cost to the dormant land owner to do all that the current proposal would require. There are two different sides to look at – the residents in the neighborhood and the developer or dormant lot owner.

Village President Missey Moorman Schumacher asked the Board to put some thought into the dormant land use ordinance and ask residents to their opinion regarding the matter.

It was decided that the main issue of focus should be a way to regulate weed maintenance along with it being mowable and to focus on that and bring ideas back to the board.

DCDI&S Mike Petrick stated that Catholic Charities closed on the property in Town Center last week. There is a pre-construction meeting with the construction company this Friday. They should be starting imminently.

IDI has a pre-construction meeting scheduled for this Friday.

Thornton's has asked the Board to consider allowing them to increase the height of the pole for their highway sign from 60 feet to 100/110 feet high. Before applying for an amendment to the annexation agreement to alter it they wanted to get the Board's general feeling on this matter. According to Thornton's they have done testing and have determined the sign needs to be higher for the best visibility. A discussion took place regarding where the sign would be placed, the reason for the request, and the height of the signs in the area. Thornton's stated one alternative to keeping it 60 feet is to have the trees along the Frontage Road removed. It was the Board's decision that most of the people on the highway use the blue IDOT signs to determine where gas stations are located.

FINANCE DEPARTMENT

Investor Profile and Statement of Understanding for Investment Services by Bernardi Securities

Finance Director, Heather Wagonblott stated that at the last Board meeting Matt Bernardi presented the investment options to the Board. He has submitted the statement of understanding and the investment management agreement to be approved and signed if the Board wishes to move forward with investing the 1.5 million dollars that came from the three matured CD's into the Bernardi Asset Management Portfolio. Trustee Scaggs stated he missed the presentation last Board meeting and wanted to know if she just selected this group or did she have two or three others she looked at. Mrs. Wagonblott informed him that the Village works with Bernardi Securities with the police pension and they are also the Financial Advisor for the Village bonds.

POLICE DEPARTMENT

Chief of Police Wold thanked the Board for allowing the police department to host National Night Out. There were approximately a thousand people in attendance and a good time was had by all. Village President Missey Moorman Schumacher thought it was spectacular that the

individual whose life was saved by Officer Bischoff was there to present him with his award for his outstanding effort. It was a very moving moment for all.

PUBLIC WORKS DEPARTMENT

Channahon Corporate Center (IDI) Development – Contract with Midwest Testing Services for Professional Material Testing Services

Director of Public Works Ed Dolezal informed the Board that this is a proposal from Midwest Testing Services for Professional Material Testing Services to provide material testing for the IDI development and it’s a pass through cost for the same firm the Village uses for FT work. It’s not the observation so much as it is to making sure all the materials meet regulation.

An Ordinance Authorizing the Erection of “No Parking” Signs on Winchester Drive in the Village of Channahon – 1st Read

Director of Public Works Ed Dolezal informed the Board that in response to concerns of residents in Remington Woods, staff explored restricting parking on Winchester Drive. Discussion was also had with DOKA concerning the parking restrictions. The result is the attached ordinance. Parking will be prohibited on the north side of Winchester Drive between the hours of 2 a.m. -6 a.m. At any time it cannot exceed duration of 4 hours when it is permitted. Parking is completely prohibited on the south side of Winchester.

VA Durkin did speak to DOKA regarding this ordinance as well as a representative from Remington Woods.

Thorntons Phase 1 – Improvement Completion Guarantees (ICG) Release Request

Director of Public Works Ed Dolezal informed the Board the current CG status for Thorntons Phase 1 is:

1) Bond PB00436900008 for IDOT ROW work			
<u>Step</u>	<u>Original Amount</u>	<u>20% of Original</u>	<u>Current Amount</u>
All Steps	\$600,000	\$120,000	\$120,000
2) Bond PB00436900023 for Maintenance of Traffic Plan			
<u>Step</u>	<u>Original Amount</u>	<u>20% of Original</u>	<u>Current Amount</u>
All Steps	\$68,274	\$68,274	\$68,274

Bond No. 1 to the Village was provided in addition to a separate \$500,000 Individual Highway Permit Bond given to IDOT, both for work in IDOT ROW for Rt 6, the old NW Frontage Rd, and the intersection of Rt 6 and the west frontage roads. This bond was reduced to its 20% minimum during the March 21, 2016 Board Meeting.

Bond No. 2 was for the temporary detour around the tie-in between the north end of the new NW Frontage Rd and the existing road. That work was completed, removed and restored. This bond has not been reduced.

All public improvements to be owned by the Village, including the new frontage road, streetlights, trees, storm sewer, watermain and sanitary sewer, are protected by a separate bond in the amount of \$1,033,920.00.

Though not yet approved, record drawings for Phase I improvements have been submitted and do not indicate significant corrections are necessary. Additionally, punch list work is substantially complete.

The general contractor, Novak Construction, has requested that the Village release bonds 1 and 2 for this project. As all improvements are substantially complete and additional bonds have adequate funds to protect public improvements to be owned, Staff recommends release of these bonds.

COMMUNICATIONS

Village of Coal City

Village Administrator Tom Durkin included in the Board packet a report provided by the Village of coal City. He encouraged all Board members to take a look at it. There is much to be learned from their experience which hopefully we will never need to use but should be prepared for just in case. It would be best to have a regional preparedness plan.

Trustee Slocum asked if the Village has a Village Preparedness Plan. VA Durkin stated that the Village does have an Emergency Operations Plan but it is something we probably need to be more diligent on keeping it up to track on a regular basis.

Trustee Slocum asked what the protocol is for the setting off of the sirens. Chief Wold informed that the Village does not have a policy but a practice. This practice is that if there is a report of dangerous weather coming toward of our town, the siren will be set off. It is an outdoor warning siren telling people that if you are outdoors you need to seek shelter indoors, turn on the radio or news to find out what is happening. Village President Missey Moorman Schumacher stated that there is a misunderstanding that if the sirens go off that a tornado has been spotted.

Trustee Slocum asked if the Village could post something on the Facebook page to educate and inform our residents on what it means when the siren goes off and what individuals should do.

Trustee Slocum asked what the role of the Trustees would be in an emergency situation. Mr. Durkin gave the general summary of this.

Village President Missey Moorman Schumacher shared with the Board a thank you that she received from Pam, the Village Clerk, from the Village of Coal City. VA Durkin attended the Coal City Board meeting where Mr. George Gray recognized for his efforts after the storm.

PUBLIC COMMENT (Limit to 5 Minutes)

Citizen Request – Steve Sobczak, 26500 S. McKinley Woods Drive

Mr. Steve Sobczak addressed the Board regarding putting in an aerator in the pond behind his house. According to Mr. Sobczak, an aerator was originally placed in the pond by the developer but was removed by the past property owner. He is fighting stagnant water, seaweed, and other issues since the pond has no aerator. Since the Village uses his pond for drainage from the storm sewers he feels the Village should help him maintain the pond.

The Board question when the pond is on private property. He stated it is but that the Village has the easement rights. A lengthy discussion took place on whether there was an aerator originally and who put it in, and the owner of the property and lake along with several other matters of

concern/interest. The Board asked staff to locate the original annexation agreement for the development to see the history of this parcel.

EXECUTIVE SESSION:

Pending and Imminent Litigation

Trustee Scaggs made a motion at 7:10 p.m. to go into Executive Session to discuss Pending and Imminent Litigation. Seconded by Trustee Greco.

ROLL CALL AYES: Greco, Militello, Scaggs, Slocum, & McMillin

ABSENT: Host

NAYS: NONE

MOTION CARRIED

Trustee Militello made a motion at 7:25 p.m. to adjourn the Executive Session regarding Pending and Imminent Litigation. Seconded by Trustee Greco.

ROLL CALL AYES: Greco, Militello, Scaggs, Slocum, & McMillin

ABSENT: Host

NAYS: NONE

MOTION CARRIED

The Committee of the Whole was adjourned at 7:30 p.m.

**Submitted by
Patricia Perinar
Village Clerk**