

**CHANNAHON VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING  
JANUARY 21, 2019**

Village President Moorman Schumacher called the meeting to order at 6:00 p.m. with Trustees Greco, Host, McMillin, Perinar, Scaggs and Slocum present.

Also present were Village Administrator Tom Durkin, Director of Community Development and Information Systems Mike Petrick, Chief of Police Shane Casey, Finance Director Heather Wagonblott, Village Attorney David Silverman and Village Clerk Kristin Hall.

**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**

**Proclamation – Chuck Szoke**

VP Moorman Schumacher stated it gives her great pleasure to congratulate Chuck Szoke on a truly inspirational career and the dedication of both he and his wife, Donna, to the people of Channahon. She stated on behalf of herself, the Village Board, the Village staff and the residents of Channahon, thank you so much for all that you have done for this Village. She stated at Chuck's retirement party, he quoted Dewitt Jones. The quote used was "To celebrate what is right with the world". She stated that he has created a lot of right in our community. She also stated as you move into retirement, let me offer a couple more Dewitt Jones quotes. "It is not trespassing to go beyond your own boundaries". Chuck has spent a lot of years focused on a single entity and he's done a phenomenal job. Now is his opportunity to stretch his wings and do some other things beyond what his boundaries have been. She further stated that in whatever you choose to do moving forward, Dewitt Jones offers this advice, "fall in love with what you are doing right now". She stated take action, chase it, go find it everyday. She also stated enjoy every minute of your retirement and we wish you the best. She then read the Proclamation into the record and presented the proclamation to Chuck Szoke.

Chuck Szoke thanked VP Moorman Schumacher and the Village Board for the proclamation. He stated Channahon is a great town to work in, to raise a family in and for his wife, a great town to be from. He also stated we all have done some great things here and it's been great to play a role in that. He further stated the support he has had from the Village Board and staff has been outstanding and he thanked them for that and giving them the ability to reach out and partner, not only with the park district but the schools, fire district, township, the library and all of us that serve the community. He stated it's a sense of community, not just silos of individual governments, but really all the community being served by the all the governments in the area and that's what makes Channahon such a special place. He thanked the Board again and stated that he is going to miss everyone here but he and his wife are staying in town for awhile. He stated he's moving on to chapter two, of a hopefully multi chaptered book.

**ADMINISTRATION DEPARTMENT**

**Discussion – Venture One/MPLD Crossroads 55 I, LLC**

- **An Ordinance Adopting a Recapture to Prorate the Cost of Certain Improvements Benefitting Property in or Near the Village of Channahon – 1<sup>st</sup> Read**
- **An Ordinance Authorizing a Recapture Agreement with MPLD Crossroads 55 I, LLC for certain Public Improvements – 1<sup>st</sup> Read**

Durkin stated in June of 2017, the Village entered into an annexation agreement with Venture One regarding the development of approximately 285 acres of property located on the east side of Interstate 55 between US Route 6 and Bluff Road. He stated in order to facilitate the development of this property, the installation of the Village water main from an area adjacent to the northwest corner of US Route 6 and Interstate 55, across the interstate and down through the development was required. He also stated according to the annexation agreement, the developer (Venture One) is entitled to recapture from benefitted properties their proportionate share of the costs of a portion of the water main extension based on the actual costs of the project, as reasonably approved by the Village. He further stated the agreement further requires the Village to take action as necessary to obligate the owners of the benefitted properties to pay their respective pro rate share and to collect the amounts from the owners and pay those amounts to the developer, including the recording of the recapture agreement against the benefitted property.

**COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS**

**Discussion – Resubdivision of Lot 24 in North Hansel Estates**

Petrick stated Lot 24 is a residential lot located on the corner of Hansel Rd. and Old Stage Ln., in the North Hansel Estates Subdivision. He stated there is a bike path located on the south side of the property. He also stated in other areas, such as the neighboring Hunters Crossing Subdivision, this bike path is located entirely in an outlot. He further stated this is not the case in North Hansel Estates. He stated the proposed subdivision will create an outlot of 4,806 square feet, to contain the bike path, and Lot 25 to contain the residential home. He also stated if this subdivision is not approved, the bike path will be located on a residential property. He further stated this may cause a variety of issues, from legal access and maintenance requirements to homeowners insurance problems. He stated if the subdivision is approved as presented, Lot 25 will conform to all necessary requirements regarding lot size and width. He also stated as it will no longer be a corner lot, the side setback requirement will change from the current 30' to 10'. He further stated the home structure is in the correct location to conform with all setback requirements. He stated a portion of bike path will be removed and relocated slightly south, so that it is located entirely on the outlot. M/I Homes is working with Village Engineering staff to coordinate this. He also stated staff finds all requirements to be in conformance and recommends approval of the subdivision and on January 14, 2019 the Planning & Zoning Commission of the Village of Channahon recommended approval of the resubdivision by a vote of 4-0. He also stated that they would ask this to be contingent receipt of a construction bond for the bikepath

**FINANCE DEPARTMENT**

Wagonblott stated she had no formal items.

**POLICE DEPARTMENT**

Casey stated he had no formal items.

**PUBLIC WORKS DEPARTMENT**

**Discussion – Channahon Town Center Unit 3 and St. Elizabeth Residences – Acceptance of Public Improvements and Release of Improvement Completion Guarantee**

Dolezal stated all guarantee funds are held with a single bond. He stated the Board approved a reduction to Step 1 improvements on July 17, 2017. He also stated in accordance with Subdivision and Development Regulations, the developer has requested the Village release the currently held Improvement Completion Guarantee (ICG) and accept public improvements consisting of: curbed roadway with storm sewer and streetlights, watermain, and sanitary sewer main. He further stated per Village Ordinance, acceptance of public improvements and release of the ICG must include provision of a 2 year Maintenance Guarantee at 20% of the original ICG. He stated the developer has agreed to provide a maintenance guarantee in the amount of \$263,681.00. He also stated Public Works Staff has inspected all improvements and find they are complete and in good condition.

Trustee Slocum asked what is the plan moving forward with additions, are they going to build anymore units.

Petrick stated they do have an intention to do more units, but they don't currently have a timeline. He stated he thinks they are hoping to begin that process near the end of 2019, as its still a little bit on the horizon for Catholic Charities. He also stated we haven't been given any formal submittal or timeframe.

Trustee Slocum inquired on whether the buildings are full and if there is a waitlist.

Petrick stated there is a waitlist and they are full. He stated the last time he looked at the waitlist it was over 100.

**Discussion – Accept Road Right of Way Dedication**

Dolezal stated the Village, through one of its developers, is relocating the southern segment of Bradley Street (formerly I-55 East Frontage Road) to extend to Exchange Boulevard. He also stated to achieve the desired horizontal alignment, right-of-way is required from the southwest corner of the property owned by the Coffman family. He further stated the family has agreed to make the donation and the plat of dedication is attached.

**Discussion – Resolution in Lieu of Bond for Work in IDOT Right of Way**

Dolezal stated the State requires a bond from any entity who performs permit work or any other work in their right of way. He stated the only difference is, is they will be willing to accept a resolution from us in lieu of a bond. He also stated they are good for two years and we've done this every two years.

**COMMUNICATIONS**

**Letter from IDNR**

Durkin stated there is a letter in the packet from the Department of Natural Resources that will be providing some monitoring of chronic wasting disease of local deer in the area. He stated they will be collecting some deer and testing them.

**PUBLIC COMMENT**

**EXECUTIVE SESSION**

Trustee Slocum made a motion to open Executive Session at 6:16 p.m. for Purchase or Lease of Real Estate. Seconded by Trustee Greco.

**ROLL CALL AYES: Greco, Host, McMillin, Perinar, Scaggs and Slocum.**

**NAYS: NONE**

**MOTION CARRIED**

Trustee Scaggs made a motion to close Executive Session at 6:25 p.m. for Purchase or Lease of Real Estate. Seconded by Trustee Perinar.

**ROLL CALL AYES: Greco, Host, McMillin, Perinar, Scaggs and Slocum.**

**NAYS: NONE**

**MOTION CARRIED**

The Committee of the Whole was adjourned at 6:25 p.m.

**Submitted by**

**Kristin Hall**

**Village Clerk**

