

**CHANNAHON VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING  
MARCH 15, 2021**

VP Moorman Schumacher called the meeting to order at 6:01 p.m. with Trustees Greco, Host, McMillin, Perinar, Scaggs and Slocum present.

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 Shane Casey, 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.**

**ADMINISTRATION DEPARTMENT**

**Discussion – An Ordinance Amending the Village of Channahon Code of Ordinances to eliminate the Eighteen-Month Pilot Program and to Implement the Provisions of the Code with Respect to Backyard Chickens without requiring Further Study – 1<sup>st</sup> Read**

Durkin stated on March 1, 2021, the Village Board directed staff to prepare an ordinance that would make the backyard chicken zoning provisions passed in Ordinances 1906 and 2019 permanent. He stated the ordinance accomplishes this by eliminating the eighteen (18) month pilot program and implementing the provisions of the code with respect to backyard chickens without further study.

VP Moorman Schumacher asked how many people took advantage of the pilot program.

Durkin stated two.

Trustee Scaggs asked if there was still a limit on how many permits would be issued.

Durkin stated no, there would not be a limit on the number of permits according to this ordinance. He stated that the limit was only in the pilot program.

Trustee Scaggs stated so there are some changes.

Durkin stated that is the only difference.

**COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS**

**Discussion – An Ordinance Rezoning Certain Property to RE-1 Rural Estate Single Family Residence District and Documenting Variances in Accessory Structure setback Requirements (McKinley Woods Road, East Side) – 1<sup>st</sup> Read**

Petrick stated the Village of Channahon proposes to alter the zoning of 14 lots along the east side of McKinley Woods Road. He stated the current zoning of these lots is *R-1 Single Family Residence District*. He also stated the proposed new zoning is *RE-1 Rural Estate Single Family Residence District*. He further stated several of the properties have a variance proposed for any existing accessory structures that require a variance to comply with the new RE-1 side yard setback of twenty feet (20'). He stated the properties needing variances are denoted in the Location Table in the Staff Report. He also stated the lots are all in compliance with the lot size and width requirements of the RE-1 district and the homes all meet the minimum side yard setback of twenty feet (20').

**PZC RECOMMENDATION:**

The PZC considered the request during a public hearing at their regular meeting held on March 8, 2021. During the public hearing 3 members of the public provided comments regarding the rezoning focused on the following:

- Concern for a structure of the maximum allowable size being built in the rear yard and blocking his view;
- Clarification as to whether a resident of one of the properties would need a variance if the zoning was approved;
- Inquiry as to whether the zoning change would cause an increase in their taxes (shouldn't based on no change in use, but was directed to the Assessor for confirmation);
- Confirmation that this is a new zoning district and where else the district be located (RE-1 does not yet exist in Channahon);
- Inquiry as to the difference between the A-1 and A-2 zoning districts and who owns Outlot A (the original property owner before subdivision).

Commission discussion focused on the following:

- Clarification that the variance would allow for the accessory structure to be rebuilt in the same location and new structures would have to meet the RE-1 requirements;
- Discussion of how to address the concern of the resident regarding maximum size of accessory and blocking his view;
- Clarification of maximum height of dwelling (2.5 stories of 35') versus the maximum height of an accessory structure (no taller than dwelling);
- Discussion that some large accessory buildings already exist on these lots and that makes sense for the size of the properties.

He stated a motion was made to recommend the Village Board approve the Rezoning to RE-2. The motion was approved by 3-1 vote. He also stated a motion was made to approve the Variances subject to Board approval of the Rezoning and the motion was approved by 4-0 vote.

Trustee Scaggs asked if the footprint was just the home or the home and the garage.

Petrick stated it is the home and the garage. That's the way the district was written back in June.

Trustee Scaggs stated 35 feet is tall. That's two and a half stories.

Petrick stated that is the same requirement we have in the R-1 district. He stated that the building can be no taller than the principal structure or 35 feet, at the most. He also stated that it was so that you didn't have an accessory building being the prominent feature on the lot.

Trustee Scaggs questioned whether it would have to be constructed of the same building materials.

Petrick stated yes that it is the district requirement.

**Discussion – An Ordinance Rezoning Certain Property to RE-2 Estate Single Family Residence District and Documenting a Variance in Side Yard Setback Requirements (Terrapin Court) – 1<sup>st</sup> Read**

Petrick stated the Village of Channahon proposes to alter the zoning of 5 lots on Terrapin Court. He stated the current zoning of these lots is *R-1 Single Family Residence District* and *R-2 Single Family Residence District*. He also stated the proposed new zoning is *RE-2 Estate Single Family Residence District*. He further stated one (1) property has a variance proposed for the south side yard to the dwelling to comply with the new RE-2 side yard setback of fifteen feet (15'). He stated the property needing the variance is 23110 S. Terrapin Court. He also stated the lots are all in compliance with the lot size and width requirements of the RE-2 district.

**PZC RECOMMENDATION:**

The PZC considered the request during a public hearing at their regular meeting held on March 8, 2021. During the public hearing no members of the public provided comment. The Commission provided no further direction or comment.

He stated motions were made to recommend the Village Board approve the Rezoning to RE-2 and approve the Variance for 23110 S. Terrapin Court subject to Board approval of the Rezoning. He also stated both motions were approved by 4-0 votes.

Trustee Perinar asked if any questions were raised about people operating businesses out of those structures.

Petrick stated that still falls under the normal residential requirements. He stated that you are not allowed to run a commercial business out of a residential garage.

Trustee McMillin asked if notified the Channahon Township Road District about this.

Petrick stated the road district would not have to be notified, because they are not a property owner within 250 feet.

Trustee McMillin asked how this would effect the work they were doing on the ditch line.

Petrick stated the zoning would have nothing to do with that, as far as any roadwork they were doing

Trustee Scaggs asked he saw that 8 people voted yes and 6 people voted no.

Petrick stated there was no vote by the homeowners taken. He stated that table provided indicates whether or not a variance is needed. He also stated that the PZC already voted to grant these variances if this ordinance passes. He further stated that if the ordinance does not pass, there is no reason to grant these variations. He stated that variations are granted by the PZC.

**Discussion – An Ordinance of the Village of Channahon, Will and Grundy Counties, State of Illinois to Grant a Special Use Permit to Litas Properties, LLC for the Use of a Truck Terminal in a I-1 District at Certain Property (PIN #04-10-09-207-009-1003/24236 S. Northern Illinois Drive) – 1<sup>st</sup> Read**

Petrick stated Litas Properties, LLC is requesting approval of a special use permit to operate a truck terminal/cartage facility within the I-1 Limited Industrial District at the property located at 24236 S. Northern Illinois Drive. He stated the application has been submitted for the operation of a truck terminal and truck repair for vehicles owned by Tee Pee Enterprises. He also stated per Village of Channahon Municipal Code of Ordinances, 156.091(B)(5) a truck terminal is a Special Use in the I-1

Limited Manufacturing District, requiring the issuance of a Special Use Permit. He further stated the special use permit request does not involve any changes to the site improvements.

**PZC RECOMMENDATION:**

The PZC considered the request during a public hearing at their regular meeting held on March 3, 2021. During the public hearing 1 member of the public provided a letter of concern regarding the damage uninvented trucks have made at Southfield Church and the need for help from the village. The letter is attached for the Boards reference. Commission discussion focused on the following:

- The owner’s agreement with letter of concern and the importance of his employed drivers to operate in a safe and experienced manner, as well as his third-party services finding the new location without burden to the surrounding area;
- Confirmation of the other truck related uses within the building;
- Clarification that the condo unit has existing bay doors to accommodate the building and equipment will be moved into the unit to facilitate the safe removal of oil and automotive parts resulting from fleet maintenance.

He stated a motion was made to enter the findings of fact that the standards set forth in the appropriate sections of the Village Code had been met and to recommend the Village Board approve the special use permit with conditions. He also stated the motion was approved by a 3-0-1 vote, with one Commissioner abstaining from the vote.

Trustee Greco asked what the hours of operation would be.

The representative from Litas LLC stated the drivers themselves leave about 4:00 a.m. and they work approximately a 12-hour shift. He stated that due to changes in the industry they are day shift only. There are no more night drivers. He also stated that my mechanic and management being there for dispatching that would be from 7:00 a.m. to 6:00 p.m.

Discussion took place regarding the use of the property.

**Discussion – Final Plat of Subdivision for Crossroads 55 Unit 2**

Petrick stated Crossroads 55, LLC is requesting approval of a final plat of subdivision for Crossroads 55 Unit 2. He stated the plat would create five (5) lots and establish easements. He also stated the rights of way and parkway easements for Bradley Street, Amoco Road and Exchange Boulevard have already been dedicated by separated plats of dedication.

**PZC RECOMMENDATION:**

The PZC considered the request at their regular meeting held on March 8, 2021. The Commission provided no further comment or direction.

He stated a motion was made to recommend the Village Board approve the Final Plat subject to staff review and approval of the final engineering and the motion was approved by a 4-0 vote.

**FINANCE DEPARTMENT**

**Reminder – Budget Workshop for Fiscal Year 2022 on Saturday, March 27, 2021 at 9:00 a.m.**

Wagonblott stated hardy copy of the budget draft was distributed this evening and hopefully it gives you enough time to go through and review it. She stated that she would be happy to address any questions prior to the workshop.

### **POLICE DEPARTMENT**

Casey stated he had no formal items for discussion.

### **PUBLIC WORKS DEPARTMENT**

#### **Discussion – Repairs to Public Works Truck 43**

Dolezal stated the repair quote supplied by Rush Truck Center is for \$23,108.02. He stated Truck 43 is a 2013 International 7400 with 13,090 miles. He also stated the damage was caused by the failure of the trucks EGR cooler, dumping coolant into the engine through the cylinder head exhaust ports. He further stated this caused the engines pistons rods to bend due to hydro-locking.

Trustee Greco asked if this was the only quote he got.

Dolezal stated it is as they've been our go-to with this type of vehicle.

Trustee McMillin stated if you look for it on YouTube, it is a pretty common flaw with these Internationals.

Dolezal questioned if it's so common, why isn't it fixed. He stated when this valve fails it sucked the engine coolant back through the exhaust valve back into the crank case.

Trustee Slocum stated that maybe we should go with a different brand.

Trustee Greco asked how old the unit is.

Dolezal stated it is a 2013.

#### **Discussion – Ozinga Water Service – Acceptance of Public Improvements and Release of Improvement Completion Guarantee**

Dolezal stated this guarantee is held as a single bond. He stated this project consisted of watermain and a water service construction for the Ozinga concrete plant located in Channahon. 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: watermain and a water service. 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 \$33,251.00. He also stated Public Works Staff has inspected all improvements and finds they are 100% complete and in good condition.

#### **Discussion – Casey's Watermain – Acceptance of Public Improvements and Release of Improvement Completion Guarantee**

Dolezal stated this guarantee is held as a single bond. He stated this project consisted of watermain construction for the Ozinga concrete plant located in Channahon. 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: watermain and a water service. 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 \$23,413.00. He also stated Public Works Staff has inspected all improvements and finds they are 100% complete and in good condition.

**Discussion – Creation of Standard Engineering Drawings**

Dolezal stated the Village has a number of engineering design standards described in its ordinances. He stated things like roadway cross sections, fire hydrant details, curb construction details, manhole details, etc. are included as hard copy drawings in the ordinance. He also stated when we or a developer needs to include them in plans, they are either copied, recreated, or the developer adds their own detail which must be reviewed for discrepancies with our drawings. He further stated in an effort to reduce review time and avoid omissions and errors we would like to create standardized drawings of these details in an electronic format that can be inserted in any set of engineering drawings. He stated in addition, some of the existing drawings need to be updated to current design and construction standards which can be done at the same time.

**COMMUNICATIONS**

**IDOT Letter dated March 8, 2021**

Durkin stated this letter is in regard to the Park and Ride facility. He stated that it is a synopsis of the conversation that we had with IDOT, most notably if we want to remove the driveway, they will certainly issue us a highway permit to do so. He also stated that it would be at the Village's expense to do that. He further stated that if we are interested in acquiring any of the right-of-way property at or adjacent to the Park and Ride facility, they will provide the contact person at IDOT for that. Discussion about the facility took place.

**PUBLIC COMMENT**

**EXECUTIVE SESSION**

The Committee of the Whole was adjourned at 6:36 p.m.

**Submitted by  
Kristin Hall  
Village Clerk**

