

**CHANNAHON VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING  
MARCH 16, 2020**

Village President Missey 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, 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.**

**VILLAGE PRESIDENT**

VP Moorman Schumacher stated as you all know we have the COVID-19 pandemic going on so things are changing very, very quickly. She stated we spent a good portion of the day working out our internal plan for limiting exposure. She also stated what we are doing here and working with the other taxing bodings; the park, fire and township districts and they are all following our lead. She further stated that Crest Hill has decided to close their Village Hall and everyone she has talked to is opened to date, with limiting exposure as we are. She stated the Village Administrator sent an e-mail out to staff today about workplace protocols. She then read the e-mail into the record. She further stated we are trying to minimize outside exposure as far as police officers on traffic calls. She stated we are not doing water shut-offs. She also stated that Public Works will be doing drive-by final reads, which may or may not be as accurate as going into a house, but she doesn't want them going into houses. She further stated as far as permitting goes, things like deck permits will not be issued at this time. We are trying to do what we can to limit everyone's exposure. She stated the situation is fluid and things may change. She also stated this afternoon we received an Executive Order update from the Governor's Office and bars and restaurants have to be closed and groups of 50 or more are prohibited.

Durkin stated that includes gatherings at facilities such as bowling alleys and fitness centers. Essentially everything but grocery stores, pharmacies, banks and gas stations must close

VP Moorman Schumacher stated they have also suspended the rules contained in the Open Meetings Act where you physically have to have a quorum present. That requirement has been suspended for the time being. She stated the other thing that was suspended was the reason for remote participation in a meeting. Previously, there were only a limited number of reasons why a person could call in and those have been suspended as a result of this pandemic. She further stated there is conflicting information, with one source suggesting the public should practice social distancing through the end of April. The Governor's State of Emergency Declaration only goes through April 8<sup>th</sup>. She stated that we have canceled all groups using our facility, with the exception of using the board room as a polling place for the General Primary Election. After that, any groups using our facility will be directed somewhere else or canceled. She stated she fully expects there to be an additional directive from the Governor after the election.

## **ADMINISTRATION DEPARTMENT**

Durkin stated he had no formal items.

## **COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS**

### **Discussion – An Ordinance Amending Chapter 156 Zoning Regulations of the Channahon Municipal Code pertaining to Adult-Use Recreational Cannabis Establishments – 1<sup>st</sup> Read**

Durkin stated staff is presenting a text amendment to Municipal Code Chapter 156 Zoning Regulations, concerning the regulation of Adult-Use Recreational Cannabis Establishments and Cannabis Cafes, specifically to amend Sections 156.004 Definitions and 156.091. He stated uses are to be located as permitted uses within the I-1 Limited Manufacturing Districts, and create Section 156.032 titled Cannabis Cafes Prohibited. He also stated amendments to the Zoning Regulations require a public hearing before the Planning and Zoning Commission. He further stated the proper notice in the newspaper was published in the required timeframe.

### **PZC RECOMMENDATION:**

Durkin stated the PZC considered the request during a public hearing at their regular meeting held on March 9, 2020. He stated during the public hearing one (1) member of the public provided comments of concern for an increase in the distance to residential uses from a dispensary to 500', and the provision of security requirements and lighting levels. He also stated the resident was informed that security requirements would be regulated by the State Act and lighting levels would be required to be in compliance with village code. He further stated commission discussion focused on the following:

- Clarification of the number of dispensaries included in the ordinance (2) and what districts the uses could be located (proposed to be I-1 and I-2);
- Clarification that the State Act does not cover cannabis cafes;
- The desire to see cannabis uses excluded as a home occupation;
- Agreement of an increase to 500' distance from a dispensary to a residential use;
- The encouragement to review the restrictions after a year to see whether they are beneficial or need to be revised.

He stated a motion was made to recommend the Village Board approve the text amendment with recommended edits of increasing the distance residential uses to 500' and prohibiting cannabis establishments as home occupations and the motion was approved by a 4-0 vote.

He further stated the PZC following recommended edits have been incorporated into the ordinance:

- Cannabis establishments excluded within the definition of a home occupation
- Section 156.032 title was changed to Adult-Use Recreational Cannabis
- (B) added to Section 156.032 to prohibit cannabis establishments as home occupations
- 500' from existing residential uses
- Distance from pre-existing residential uses was changed from 250' to 500'

He stated we would be looking for waive of second read and adoption tonight. He also stated we have a business looking to getting into the application process with the State, for a craft grower who's identified the Village as a location. He further stated that the application deadline has been extended to March 30<sup>th</sup>.

Trustee Host asked if there was a reason we went from 250” to 500”.

Durkin stated a resident suggested it, during the Public Hearing and it was determined by the Plan Commission that it would not impose any additional impact. He stated that is something that the Commission wanted to include in the ordinance.

Trustee Host stated that is from the actual lot line to the wall.

Durkin stated it is from the wall of the dispensary to the lot line of the residential zoned district.

Discussion took place regarding the industrial areas that would be affected.

**Discussion – A Resolution Vacating Utility Easements within The Ravines PUD in the Village of Channahon, Will and Grundy Counties**

**Discussion – Final Plat of Subdivision for The Ravines PUD Phase Two**

Durkin stated the Channahon Park District is requesting approval of a final plat of subdivision for The Ravines PUD Phase Two. He stated the subdivision plat would serve to consolidate the six (6) sets of duplex lots with the drainage and common areas at the north end of the subdivision in order to accommodate the construction of park amenities for Arroyo Trails. He also stated the Park District is also requesting approval of a plat of vacation, which would vacate the utility easements in the Phase 2 area.

**PZC RECOMMENDATION:**

He stated The PZC considered the final plat of subdivision at their regular meeting held on March 9, 2020. He also stated the Channahon Park District Executive Director Mike Leonard provided the Commission with an update and project details for the Arroyo Trails Park and grants. He further stated the Commission provided no further comment or direction regarding the plat. He stated a motion was made to recommend the Village Board approve the final plat of subdivision subject to staff approval of engineering and the motion was approved by a 4-0 vote.

**Discussion – Final Plat of Subdivision for Channahon Corporate Center Unit 3**

Durkin stated DNJ Properties, LLC is requesting approval of a final plat of subdivision for Channahon Corporate Center Unit 3. He stated the plat would create Lot 8, establish easements and dedicate road right of way. He also stated DNJ Intermodal Services constructed the improvements on Lot 8 in 2019 and is currently occupying the property for their Customer Service and Operations Center. He further stated Bradley Street improvements are complete and the plat is ready for recording upon approval by the village.

**PZC RECOMMENDATION:**

He stated the PZC considered the request at their regular meeting held on March 9, 2020. He also stated the Commission provided no further direction or comment. He further stated a motion was made recommend the Village Board approve the final plat of subdivision and the motion was approved by a 4-0 vote.

**Discussion – Final Plat of Subdivision for Town Center Unit 4**

Durkin stated GDP Homes, LLC is requesting approval of a final plat of subdivision for Town Center Unit 4. He stated Unit 4 completes the subdividing of the single-family lots within the Town Center development and connects the Town Center road network to Liberty Drive to the north. He further stated stormwater management facilities within Town Center have already been constructed in previous units.

**PZC RECOMMENDATION:**

He stated The PZC considered the request at their regular meeting held on March 9, 2020. He also stated the Commission discussion focused on the location of the park site. He further stated the Commissioners and Channahon Park District Executive Director Mike Leonard agreed that Lot 252 adjacent to the church's property was the most logical location for the park as it provided opportunity for possible growth, would not create problems with additional stops signs at intersections and would not result in on-street parking conflict. He stated a motion was made to recommend the Village Board approve the final plat subject to staff approval of engineering and locating the park on Lot 252 and the motion was approved by a 4-0 vote.

Trustee Slocum asked if it would just be the Park District that is responsible for that.

Durkin stated that is what is contemplated.

**Discussion – An Ordinance Authorizing a Recapture Settlement Agreement between the Village of Channahon, Will and Grundy Counties and the Roman Catholic Diocese of Joliet, a Trust, as Owners, for Certain Property located in the Village of Channahon, Will and Grundy Counties, Illinois – 1<sup>st</sup> Read**

Durkin stated this is something that Petrick had worked on with Attorney Silverman, this is regarding a recapture settlement agreement for the property located across the street from here, regarding the Town Center development. He stated the amount of the water and sewer recapture to be paid is \$75,000 for the residential portion of the development. The commercial portion will be paid prior to a building permit issuance.

VP Moorman Schumacher stated what was stopping the diocese from dedicating green space to us in the agreement, was the recapture. She stated this gets that hurdle out of the way.

**FINANCE DEPARTMENT**

Durkin stated he had no formal items.

**POLICE DEPARTMENT**

Durkin stated he had no formal items.

**PUBLIC WORKS DEPARTMENT**

**Discussion – A Resolution Authorizing Acceptance of a Municipal Utility and Drainage Easement**

Durkin stated this is a plat of easement regarding the utility and drainage for the facility for the Township.

## **COMMUNICATIONS**

### **Letter from Illinois Department of Public Health dated February 27, 2020**

Durkin stated this is something we received from the IDPH officially recognizing and commending the community's water system for maintaining perfect compliance in 2019, for 12 consecutive months regarding our water supply. He gave kudos to Dolezal and staff for making sure we have safe drinking water for our residents.

VP Moorman Schumacher stated she and Dolezal have a meeting schedule with Joliet, the first week of April, regarding potential water supply options. She stated the meeting may not be happening, unless it is a very small meeting.

Durkin stated these are very trying times and all this information is changing on the fly. He stated just in the matter of a course of a day, different direction comes. He further stated that we've maintained the safety of our employees first and foremost and flexibility will be important to make sure we can continue to provide services to our residents.

## **PUBLIC COMMENT**

### **EXECUTIVE SESSION**

The Committee of the Whole was adjourned at 6:22 p.m.

**Submitted by**  
**Kristin Hall**  
**Village Clerk**

*Kristin Hall by Hanselme DC*