

**CHANNAHON VILLAGE BOARD  
BOARD MEETING  
MAY 3, 2021**

Village President Missey Moorman Schumacher called the meeting to order at 6:50 p.m. and led the Board in the Pledge of Allegiance.

Roll call was taken with Trustees Greco, Host, McMillin, Perinar, Scaggs and Slocum present.

Also present were 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 Jim Murphy and Village Clerk Kristin Hall.

**VP Moorman Schumacher informed everyone present that the meeting was being recorded and anyone speaking at the meeting deems his/her consent to the recording of their likeness and speech.**

**CITIZEN/SPECIAL REQUESTS/PUBLIC HEARING**

**A. Public Hearing – Annexation Agreement between the Village of Channahon and Expert Electrical Contractors, Inc. – Creekside Estates**

Trustee Slocum made a motion to open the Public Hearing for the Annexation Agreement between the Village of Channahon and Expert Electrical Contractors, Inc. – Creekside Estates at 6:51 p.m. Seconded by Trustee Greco.

VP Moorman Schumacher stated the attached draft annexation between the Village of Channahon and Expert Electrical Contractors, Inc. pertains to the development of approximately 33 acres of property located on the west side of Bell Road at Ravine Woods Drive. She stated the developer, Expert Electrical Contractors, Inc. is proposing the development of 112 duplex units on 56 lots. She also stated items included in the annexation agreement include:

- Annexation of the property to the Village of Channahon.
- Rezoning upon annexation to the R-3 Multi-Family Residence District and granting of a Special Use Permit for a Planned Unit Development.
- Construction of storm sewer in rear and side yards of alternate material (high density polyethylene (HDPE). Alternate material pipes will be maintained by homeowners association and not the Village of Channahon. Storm sewers located within public ROW, under roadways or that carry stormwater from a roadway to ultimate outfall must be constructed of concrete.
- Dedication of roadways and improvements to the Village of Channahon.
- Provision that private common open space, alternative storm sewer materials, storm water facilities, bike paths and trails and other common areas or facilities on the subject property will be maintained by the homeowners association.

- Establishment of a Special Service Area (SSA) for the property to be utilized as a backup mechanism for the care and maintenance of the common facilities listed above in an amount of up to \$.25 per \$100.00 of assessed valuation.
- Waiver of permit fees for two (2) model homes located on Lot 56 with deferral of utility connection and impact fees until issuance of final occupancy permit.
- Additional tree replacement plantings in the amount of 112 trees.
- Final details regarding engineering design and stormwater pond design (Exhibit E) are forthcoming and will be included in the agreement, if applicable, prior to request for final board approval.

Petrick stated that the applicant made a special late request as part of the site leveling was counting on the spoils required from the trenches of the utilities. He stated the water and sewer construction cannot begin until the IEPA permits are secured. He also stated that the Village asked for clarification on to what constitutes construction of the water and sewer and the clarification came back that no work could be started on utilities until permits are secured. He further stated that they will not be able to put pipes in the ground until the IEPA permits are secured. He stated that the developer came up with an alternate workable solution. By digging additional foundations, the spoils would be able to be used to level the site and no work would begin on the water and sewer pipes. He also stated that this is a very late request to the Annexation Agreement, so we will need to word this with our Village Attorney to make sure it reads as intended. He further stated that the additional foundations would be predicated that access to them is by approved access, by the Building Inspector, in order to dig those.

A lengthy discussion took place regarding the request.

Trustee Scaggs made a motion to close the Public Hearing for the Annexation Agreement between the Village of Channahon and Expert Electrical Contractors, Inc. – Creekside Estates at 7:17 p.m. Seconded by Trustee Host.

## **PUBLIC COMMENT**

### **CONSENT AGENDA**

- Consider Approval – Minutes – Committee – April 19, 2021
- Consider Approval – Minutes – Board – April 19, 2021
- Consider Approval – Minutes – Executive Session – April 19, 2021
- Approve Payment of Bills List of May 3, 2021 for \$352,807.24
- Approve Payment of Manual Checks of May 3, 2021 for \$421,543.85
- Approve Payment of Net Payroll Expenses for the period ending April 18, 2021 for \$130,776.71

Trustee Perinar made a motion to approve the consent agenda as read. Seconded by Trustee Greco.

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

**NAYS: NONE**

**MOTION CARRIED**

## **REPORTS & COMMUNICATIONS FROM VILLAGE OFFICIALS**

### **A. VILLAGE PRESIDENT**

#### **Oath of Office – Administered by Village President Moorman Schumacher**

- **Village Trustee Sam Greco**
- **Village Trustee Chantal Host**
- **Village Trustee Mark Scaggs**

VP Moorman Schumacher gave the Oath of Office to Trustee Greco, Trustee Host and Trustee Scaggs. She welcomed them back for another four years.

#### **Proclamation – National Police Week and Peace Officers Memorial Day, Sunday, May 9, 2021 through Saturday, May 15, 2021**

VP Moorman Schumacher read the proclamation into the record.

#### **Proclamation – National Public Works Week May 16 to May 22, 2021**

VP Moorman Schumacher read the proclamation into the record.

#### **Reminder – Memorial Day Event, Monday, May 31, 2021 at 9 a.m.**

VP Moorman Schumacher reminded the Board that we are going live again with our Memorial Day event on Monday, May 31st, 2021. She stated that the chairs will be spread out a little more than usual, but they will be live.

### **B. VILLAGE ADMINISTRATOR**

#### **Consider Approval – An Ordinance Authorizing the Execution of an Annexation Agreement between the Village of Channahon and Expert Electrical Contractors, Inc. (Creekside Estates) – 2<sup>nd</sup> Read**

Village Attorney Murphy asked if the intention is to include the late request to construct initially on lots other than those included in the agreement, an amendment to is required. There is supposed to be a base course of the road in before any construction begins.

VP Moorman Schumacher stated that we would have to change the wording of the agreement to state that we would allow the beginning of these six lots prior to the base course of roadway.

Village Attorney Murphy stated if that is what is being sought, then the agreement needs to reflect that.

Further discussion took place regarding the agreement.

Trustee Scaggs made a motion to swap the six lots to lots 8, 24, 46, 49, 55 and 56 and approve An Ordinance Authorizing the Execution of an Annexation Agreement between the Village of Channahon and Expert Electrical Contractors, Inc. (Creekside Estates) – 2<sup>nd</sup> Read. Seconded by Trustee Greco.

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

**NAYS: McMillin and Perinar**

**MOTION CARRIED**

**Consider Approval – An Ordinance Annexing Certain Territory to the Corporate Limits of the Village of Channahon (Creekside Estates Property) – 2<sup>nd</sup> Read**

Trustee Slocum made a motion to approve An Ordinance Annexing Certain Territory to the Corporate Limits of the Village of Channahon (Creekside Estates Property) – 2<sup>nd</sup> Read.  
Seconded by Trustee Greco.

**ROLL CALL AYES: Greco, Host, Perinar, Scaggs, Slocum and VP Moorman Schumacher.**

**NAYS: McMillin MOTION CARRIED**

**Consider Approval – An Ordinance Proposing the Establishment of a Special Service Area and Calling for a Public Hearing with Regard Thereto – 2<sup>nd</sup> Read**

Trustee Scaggs made a motion to approve An Ordinance Proposing the Establishment of a Special Service Area and Calling for a Public Hearing with Regard Thereto – 2<sup>nd</sup> Read.  
Seconded by Trustee Greco.

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

**NAYS: McMillin and Perinar MOTION CARRIED**

**Consider Approval – Approval of TIF Redevelopment Plan Proposal provided by Kane McKenna and Associates for the Tryon Street/US Rt. 6 TIF District**

Trustee Greco made a motion to approve the Approval of TIF Redevelopment Plan Proposal provided by Kane McKenna and Associates for the Tryon Street/US Rt. 6 TIF District. Seconded by Trustee Perinar.

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

**NAYS: NONE MOTION CARRIED**

**Consider Approval – Approval of Site Access Agreement between the Village of Channahon and the Owners of 23813 and 23819 W. Eames Street – Ivo’s Property**

Trustee Perinar made a motion to approve the Approval of Site Access Agreement between the Village of Channahon and the Owners of 23813 and 23819 W. Eames Street – Ivo’s Property.  
Seconded by Trustee Scaggs.

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

**NAYS: NONE MOTION CARRIED**

**C. COMMUNITY DEVELOPMENT & INFORMATION**

**Consider Approval – An Ordinance Rezoning Property to the R-3 Zoning District, Approving a Special Use Permit for Planned Unit Development to Allow Residential Duplex Development and for Certain Exceptions to the Channahon Municipal Code Title XV Land Usage with Respect Thereto (Creekside Estates) – 2<sup>nd</sup> Read**

Petrick stated that he would just like to add one thing to that, in the event that the lot schedule is in the PUD, that we amend that to match what was approved in the Annexation Agreement. Trustee Slocum made a motion to approve An Ordinance Rezoning Property to the R-3 Zoning District, Approving a Special Use Permit for Planned Unit Development to Allow Residential Duplex Development and for Certain Exceptions to the Channahon Municipal Code Title XV Land Usage with Respect Thereto (Creekside Estates). Seconded by Trustee Greco.

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

**Consider Approval – Preliminary Plat of Subdivision for Creekside Estates**

Trustee Host made a motion to approve the Preliminary Plat of Subdivision for Creekside Estates pending final engineering. Seconded by Trustee Scaggs.

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

**Consider Approval – Final Plat of Subdivision for Creekside Estates Unit 1**

Trustee Slocum made a motion to approve the Final Plat of Subdivision for Creekside Estates Unit 1 pending final engineering. Seconded by Trustee Greco.

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

**Consider Approval – Temporary Use Permit for Families of Faith Ministries**

Trustee Slocum made a motion to approve a Temporary Use Permit for Families of Faith Ministries provided the Administrator lets the Village know if they need a water meter by May 10<sup>th</sup>, 2021. Seconded by Trustee Greco.

**ROLL CALL AYES: Greco, Host, McMillin, Perinar, Scaggs and Slocum.**  
**NAYS: NONE MOTION CARRIED**

Petrick stated that PZC is scheduled for next week and we are approving an updated official zoning map. He stated that staff member Karen James went through all of our ordinances and found a few omissions/errors, dating back to the 70's and 80's. He also stated that we will have a very accurate and probably the most accurate zoning map that we've ever had, following the approval. He further stated that is currently all that is on the agenda.

**D. FINANCE DEPARTMENT**

**Consider Approval – Redemption of the Maturing Certificate of Deposit**

Trustee Greco made a motion to approve the Redemption of the Maturing Certificate of Deposit. Seconded by Trustee Scaggs.

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

**NAYS: NONE**

**MOTION CARRIED**

**E. POLICE DEPARTMENT**

**Consider Approval – Request the Village Board Authorization to Place an Order for Three 2021 Dodge Durango Vehicles**

Trustee Perinar made a motion to waive second read and approve the Request for Village Board Authorization to Place an Order for Three 2021 Dodge Durango Vehicles, not to exceed \$104,500. Seconded by Trustee Slocum.

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

**NAYS: NONE**

**MOTION CARRIED**

**F. PUBLIC WORKS DEPARTMENT**

**Consider Approval – Hire Seasonal Laborers**

Trustee Perinar made a motion to approve the Hiring of Seasonal Laborers, waiving the multi-family restriction. Seconded by Trustee Greco.

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

**NAYS: NONE**

**MOTION CARRIED**

**Consider Approval – U.S. Route 6 Multi-Use Path Professional Phase II (Design) and Phase III (Construction) Engineering Services**

Trustee Slocum made a motion to approve the U.S. Route 6 Multi-Use Path Professional Phase II (Design) and Phase III (Construction) Engineering Services. Seconded by Trustee Scaggs.

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

**NAYS: NONE**

**MOTION CARRIED**

**Consider Approval – 2021 Various Spray Patching Project Contract**

**Consider Approval – Approval of National Wash Authority, LLC Proposal to Wash Water Towers 3 and 4**

**Consider Approval – Purchase of New Skid Steer**

**Consider Approval – Contracts for Phase I Environmental Services and Wetland**

**Delineation for Land Acquisition Associated with New Far West Waste Water Treatment Plant**

Trustee Perinar made a motion to approve the 2021 Various Spray Patching Project Contract, the Approval of National Wash Authority, LLC Proposal to Wash Water Towers 3 and 4, the Purchase of a New Skid Steer and the Contracts for Phase I Environmental Services and Wetland Delineation for Land Acquisition Associated with New Far West Waste Water Treatment Plant. Seconded by Trustee Greco.

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

**NAYS: NONE**

**MOTION CARRIED**

## **G. VILLAGE ATTORNEY**

Village Attorney Murphy stated he had no report.

## **COMMITTEE REPORTS**

### **Trustee Sam Greco – Finance/Human Resources**

Trustee Greco stated that he is looking forward to another four years, God-willing.

### **Trustee Patricia Perinar – Community & Legislative Affairs**

Trustee Perinar congratulated the newly elected officials.

### **Trustee Chantal Host – Public Safety/Emergency Support**

Trustee Host stated we are still taking applications for Channahon Police Department until May 12<sup>th</sup>. She stated you can go to the applytoserve.com for more information. She also stated that Officer Hartman completed a 40-hour class on investigating animal cruelty. She further stated that Detective McClellan just attended an arson investigation course. She stated that our Police and Fire Department are working together in a coordinated effort for mental health calls. She also stated that this is a nationwide problem and they are working on addressing it. She further stated that the weather is getting better, so be aware of pedestrians and get into your 9 PM routine again.

### **Trustee Scott McMillin – Natural Resources and Open Spaces – No Report.**

### **Trustee Mark Scaggs – Public Works and Facility**

Trustee Scaggs stated thank you and he looks forward to working with everyone over the next four years.

### **Trustee Scott Slocum – Community Development – No Report.**

## **OLD BUSINESS**

### **Public Works – Alternative to Deep Water Aquifer Water Source**

Dolezal stated that the Kankakee River Alliance is looking to come up with costs for us if we go with the Kankakee River. He stated that he anticipates a presentation to the Board at the next meeting.

VP Moorman Schumacher stated that she had a Mayors and Managers meeting, with Joliet and some of the other communities that are looking at Lake Michigan water with Joliet. She stated that Joliet is looking for special legislation for a water commission with weighted votes. She also stated that we have come up with a small group, to see if we can come up with some governance for a water commission. She further stated that we have a meeting on May 14<sup>th</sup>, then with the bigger group on May 20<sup>th</sup>. She stated that the meeting with the engineers is on May 13<sup>th</sup>. She also stated that we need to start including the finance managers in some of the talks, because there is a lot of money involved. She further stated that we will keep this on the agenda, and Joliet is looking for a firm commitment by the end of the year, for anyone going with them.

Dolezal stated that Wagonblott is going to attend the May 13<sup>th</sup> meeting with him because there is money discussion there.

**NEW BUSINESS**

**EXECUTIVE SESSION  
ADJOURNMENT**

Trustee Slocum made a motion to adjourn the meeting at 8:00 p.m. Seconded by Trustee Scaggs.  
**VERBAL ROLL CALL: ALL AYES                      MOTION CARRIED**

**Submitted by  
Kristin Hall  
Village Clerk**

A handwritten signature in cursive script, appearing to read "Kristin Hall", written in black ink.