

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
JUNE 15, 2020**

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

Also present were Village Administrator Thomas Durkin, Director of Community Development and Information Systems Mike Petrick, Director of Public Works Ed Dolezal, Chief of Police Shane Casey, Village Attorney Jim Murphy and Village Clerk Kristin Hall. Finance Director Heather Wagonblott was present via telephone.

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

Discussion – A Resolution Honoring the Memory of Lawrence “Larry” Walsh, Sr.

VP Moorman Schumacher stated anybody who’s been around for any length of time is well acquainted with Larry. She stated that she knows Trustee Slocum is very close with his family, as well. She also stated that she was at the wake last week and she was talking with his wife, Irene about listening to Dr. Ross on the radio and he talked about Larry’s sense of humor and humility. She further stated that one of her favorite examples was Larry calling downstairs at the County Building for her one day and asked if she could come upstairs for a minute. She stated that this is your building and she works for him, so she has all the minutes you want. She stated that he responded that he needed to see the Mayor and not a county employee so come up when you have time. She also stated that’s an impressive display of humility from the leader of the County. She further stated that Larry was always a supporter and a mentor and most importantly a very good friend. She read the points of the Resolution into the record and stated it would be voted on at the Board meeting. She also stated that we have copies for Larry’s family.

ADMINISTRATION DEPARTMENT

Discussion – A Resolution Authorizing the Execution of a Lease Termination Agreement with Minooka Fire Protection District

Durkin stated on July 16, 2001, the Village of Channahon passed Ordinance 1186 which established an Intergovernmental Agreement between the Village and the Minooka Fire Protection District (MFPD) regarding the use and occupancy of an approximately 1000 Square Foot building located at 28200 U.S. Route 6 – commonly referred to as Channahon Police Station #2. He stated this agreement contemplated the occupancy by the Village for a period of 99 years without payment of rent or other charges, except reasonable costs of operation and maintenance of the building. Currently, that consists of 7.1% (pro rata) of costs to operate, maintain, upgrade, and repair the building and the surrounding 3 acre parcel the building sits on. He also stated the percentage is based on the Village’s ratio of the occupied square footage relative to the buildings overall size. He further stated the resolution provides for the termination of the lease and agreement and provides for the conditions required to terminate. He stated that this has been forwarded to the Fire District who will be considering this at their next meeting, July 7th. He also stated some of the caveats of this agreement are that we both agree to not have any claims against each other, they will accept it as is, we will be just paying for the utilities through the month of June and that they will revise the monument sign to remove our name

within 90 days of this agreement. He further stated that he received an e-mail from Chief Yancey who said the agreement appeared to him to be in order and it would be presented to the Fire Protection District Board for approval at their July 7, 2020 meeting.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Discussion – A Resolution Extending the Time to Implement a Special Use Permit for a Drive-thru in the C-2 District for Lone Star Grill

Petrick stated Ordinance 1981 approved by the Village Board on June 17, 2019 authorized a Special Use Permit for a drive-thru in the C-2 Community Shopping Zoning District with a final site plan for Lone Star Grill. He stated per Municipal Code the SUP will expire on June 16, 2020 unless a building permit is issued. He also stated the project team has developed and submitted complete engineering plans and worked with staff on the architectural plans. He further stated due to COVID-19 complications with contractors, finances and engineering design delays, the property/business owner is requesting a one (1) year extension of the SUP in order to allow for additional time to proceed forward with engineering plan and building permit review.

VP Moorman Schumacher questioned if this is a one year extension.

Petrick stated that it is a request for a one year extension.

VP Moorman Schumacher stated that is probably the number one question she gets asked is when is Lone Star going to start building. She stated that she responds with she wishes she knew.

Discussion – An Ordinance Amending Title XV, Chapter 156 “Zoning Regulations” of the Village of Channahon Municipal Code to Create New Residential Zoning Districts and Update Various Sections Throughout – 1st Read

Petrick stated this is pretty long and could have been broken up into several different ordinances, but in talking with the Village Attorney they said we could put it all in one. He stated the ordinance creates two different estate residential zoning districts. The RE1 district establishes a minimum 1-acre lot, so you would have to have 45,000 square feet and the proposed RE2 requires you to have 2.5-acres. He stated that some of these highlights of these districts is that they will allow for detached garages, which is the big thing we run into a lot, especially for those homes along McKinley Woods Road. He also stated some homes have the detached garages in the R1 district, because they were done before the prohibition of those came about in 2013. He further stated making them downgrade to an R2 to allow for the detached garages is doing the opposite of what these lots are intended to be which includes larger setbacks and more open space. He stated that there is just no place in our Code that allows for that so this estate district creation would solve some of those problems. He also stated that these estate districts also allow for an accessory dwelling unit which is a new thing for Channahon. He further stated RE1 the maximum building size is 1,000 square feet and for RE2 the maximum building size is 1,200 square feet for the accessory dwelling unit. He stated that this is intended for a second home on the property that is meant for family. He also stated that as we are seeing the trend of multi-generational housing coming into play more. It is restricted only to those people who are related to you, per the Zoning Code. He further stated that staff thought it would be a good edition to being the smallest lot in the estate district, which is about three subdivision lots. He stated so at most you would be putting two houses on three lots. He also stated that was the biggest change

proposed. He stated the PZC considered the ordinance at their regular meeting held on June 8, 2020, provided no further direction or comment and recommended approval 4-0.

VP Moorman Schumacher stated she knows the County has provisions for ECO Housing, which is Elder Cottage Housing and she knows those pertain to mobile homes and they have to be on a minimum lot size of 5 acres. VP Moorman Schumacher questioned if there is any application process included so someone is not building a rental unit on their property.

Petrick stated that is always a fear. He stated the ordinance as proposed says that the person has to be related and the units have to be under the same ownership. He also stated that it is not intended for an owner to sell one of the properties to someone else. He further stated whether or not that becomes a problem hinges on how you can properly govern to prohibit that person that doesn't want to follow the rules. He stated that the ordinance says you have to be related to live in the accessory dwelling unit. If the Village finds out that they are not we could certainly charge them with a zoning violation and go through that process.

Trustee McMillin questioned if the Village has the capability of tracking down the family tree.

Petrick stated that's where the question of investigation would come in.

VP Moorman Schumacher stated she knows the County Land Use allows for the Elder Cottages and there are only about 20 of them in the whole County.

Trustee McMillin asked what happens when the relative passes away.

VP Moorman Schumacher stated it's a mobile home and they have six months to remove it.

Petrick stated it's a good question for what happens here.

VP Moorman Schumacher stated that her concern is they become rental properties on the back of the property and it ceases to be related living.

Trustee McMillin questioned if we as long as they are still paying property taxes.

Petrick stated that is the question. Do we want to limit it to only family or do we not care who lives there or do we take it out all together?. He wanted to know what are the Board's wishes.

Durkin stated for something like this, he would request the Village Attorney review our current ordinance regarding the development of two principal uses on one lot and how does the ownership work for something like that if that is the route we are going to go.

Village Attorney Jim Murphy stated that he wasn't sure off hand whether renting it would make a difference.

VP Moorman Schumacher stated it makes an assessment difference too.

Trustee McMillin questioned how the water and sewer work and whether two lines to the property would be constructed.

Petrick stated since it has to be on one ownership, you could branch off of the main line. He stated it would be one utility bill. He also stated that Comed won't let you run two services to a single property.

Durkin stated another thing we might do in the RE1 and RE2 districts is talk about related living situations in the particular principal structure. While you may not be able to do that in the other zoning districts, you may have the opportunity to do it here without putting a second structure on the property.

Discussion took place regarding the topic and the Board was asked to e-mail any feedback they had to Petrick and bring it back for second read.

Discussion – An Ordinance Amending Title IX, Chapter 99 “Backyard Chicken Licensing” of the Village of Channahon, Will and Grundy Counties, State of Illinois – 1st Read

Petrick stated with the proposed creation of the new RE-1 and RE-2 residential zoning districts, staff searched the Municipal Code for references to the residential districts. He stated two (2) sections of Chapter 99 Backyard Chicken Licensing refer to the R-1 and R-2 districts and would require an update to include the RE-1 and RE-2. He also stated as these sections are not included in Chapter 156 Zoning Regulations. The Planning and Zoning Commission did not review this text amendment.

Discussion – An Ordinance Approving and Causing Publication of the Official Zoning Map of the Village of Channahon, Will and Grundy Counties, State of Illinois – 1st Read

Petrick stated in accordance with Illinois State Statute, the Village is required to annually adopt an Official Zoning Map. He stated this map reflects updates, corrections and changes to parcels, zoning, and annexed boundaries that have occurred since the last approved zoning map. He also stated the base map of the village will be updated throughout the year as lot and parcel information are entered into the GIS mapping system or received from the Counties. He stated a motion was made to recommend the Village Board approve the Official 2020 Zoning Map and the motion was approved by a 4-0 vote.

FINANCE DEPARTMENT

Wagonblott stated she had no formal items for discussion.

POLICE DEPARTMENT

Discussion – Authorization to Place an Order for a 2020 Chevrolet Tahoe Vehicle

Casey stated the police department is budgeted to replace three (3) squads under our FY21 Capital Projects. He stated he would like to move forward with the purchase of the second of three vehicles now and reserve the purchase of the remaining squad until after a review of the Village's financial position later in the fiscal year. He also stated that vehicle vendors are already 6-9 months behind on delivery, but we have found a state vendor with a small amount of last year's 2020 Police Tahoe model available for immediate purchase. He further stated the pricing for the requested squad car is \$38,223.00, and would be purchased under the state contract from Miles Chevrolet in Decatur, IL. He stated the vehicle would replace a 2014 Dodge Charger with 106,000 miles. He also stated the replaced squad would be re-purposed as a training/court car. He is asking for the Board's approval to purchase one (1) new 2020 Chevrolet Tahoe at a cost not to exceed \$40,000. He stated this request is part of the police squad

replacement plan budgeted under FY21 Capital Projects and would be within budget. He also stated he is requesting a waive of second read and the Village Board's authorization to purchase one (1) 2020 Chevrolet Tahoe vehicle to replace an existing squad car in the amount not to exceed \$40,000.

PUBLIC WORKS DEPARTMENT

Discussion – Purchase of New Meter Reading Equipment

Dolezal stated the current meter reading equipment is becoming obsolete and will no longer be supported by the manufacturer. He stated the new system would include software, hardware and training of village staff. He also stated this purchase is budgeted in the current fiscal year.

Discussion – Execution of Task Order #4 by RJN for CMOM

Dolezal stated the Village of Channahon would now be required to produce and maintain a CAPACITY, MANAGEMENT, OPERATION, AND MAINTENANCE (CMOM) PROGRAM to be in compliance with its NPDES permit. He stated staff has asked RJN for a Task Order pursuant to our existing master agreement with them to perform the work. He also stated RJN is currently working on our inflow and infiltration program and is a good fit to perform this work since it also involves our sanitary collection system. He further stated this is budgeted in the current fiscal year.

Discussion – Hansel Road Patch Project Order

Dolezal stated the Board awarded this contract to Gallagher Asphalt April 20, 2020 in the amount of \$14,938.00. He stated all work has been completed at an as built cost of \$16,610.30. He also stated this change order represents final quantity adjustments resulting in a net increase of \$1,672.30.

COMMUNICATIONS

VP Moorman Schumacher stated we received a letter from the Fire District regarding impact fees and that they appreciate the partnership with the Village.

PUBLIC COMMENT

EXECUTIVE SESSION

The Committee of the Whole was adjourned at 6:31 p.m.

**Submitted by
Kristin Hall
Village Clerk**

