

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
AUGUST 15, 2022**

VP 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 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.

VILLAGE PRESIDENT

ADMINISTRATION DEPARTMENT

Discussion – A Resolution Authorizing Withdrawal from the Illinois Municipal Insurance Cooperative

Durkin stated in December of 2015, the Village joined the Illinois Municipal Insurance Cooperative (IMIC) for our property and casualty insurance need. Workers Compensation insurance premiums and coverages are provided separately for the Village and all other IMIC members through the IPRF (Illinois Public Risk Fund). Gallagher Benefit Services is the broker of record for the Village on these matters. He further stated that IMIC is a group of municipalities that formed in late 2013 to join together in a pool to establish an intergovernmental cooperative for the purposes of establishing, implementing and maintaining a joining self-insurance program for property and casualty insurance. The driving force behind the establishment of this group was to reduce the cost of risk management and administration, to better control future premium costs and control direct investigation and payment of claims. Members of the group also work collectively to establish appropriate loss reduction programs and loss prevention education programs for employees. He further stated the Village of Channahon has been successful since joining IMIC in stabilizing our insurance rates both throughout our membership and recently to levels, due to growth in staff and resources, that we were seeing prior to joining the cooperative. IMIC members have discussed over the past few months a complete dissolution of the cooperative. This decision has not yet been made and renewal estimates are being sought by the remaining cooperative members, including the Village of Channahon. The IMIC bylaws require that a member provide notice to withdraw from the cooperative no later than September 1st of the then current fiscal year (same as calendar year) and must be by written resolution or other legal authority adopted by the governing member of the member authorizing the notice of withdrawal. If the notice of withdrawal is submitted no later than September 1st date, the notice may be revoked if the request to revoke is submitted no later than October 1st. This preserves our rights to remain within the cooperative should we elect to remain in the group. He further stated in light of the uncertainty in the future of IMIC and whether it is in our best interests to remain in this group should it continue forward, staff is

seeking a quote to join the Intergovernmental Risk Management Agency (IRMA). He stated IRMA is a well-established risk management pool that is the type of organization and structure that was envisioned for IMIC. Founded in 1979, IRMA was the first municipal risk pool in Illinois and includes 72 public entities in Northwestern Illinois. IRMA is nationally recognized as of the most highly regarded risk pools with an average member tenure of 25 years. Over the immediate future, staff will be looking at both options, including finalizing cost estimates and will bring forward a recommendation to the Village Board. He also stated that should the recommendation include joining IRMA, leadership from IRMA will be present to make a formal presentation to the Board.

VP Moorman Schumacher questioned whether this is revocable if we decide to stay.

Village Attorney Silverman stated that that we would have to notify them if we want to stay in by October 1st.

Trustee Perinar asked if the number of members decrease in IMIC, will our cost increase.

Durkin stated that is yet to be determined based upon who would be left in the group. He stated that we are in the process of getting a quote with the remaining members.

Trustee Greco asked if there were any new prospective members.

Durkin stated no, not at the present time.

Trustee Host questioned if the original reason for not joining IRMA because it costs more.

Durkin stated the initial discussion he had with IRMA was that the cost to join the group for next year is pretty much the same as to what our current charges are with IMIC. IRMA is very discerning with who they select as members. They have been in existence since 1979, are well-established, and don't accept every potential member. He also stated that they have indicated that they would accept us as a member.

Further discussion took place.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Discussion – An Ordinance Rezoning Property to R-3 Multi-Family Residence District and Granting a Special Use Permit for a Planned Unit Development for Central Park East Apartments located at 24740 W. Eames Street – 2nd Read

Discussion – Final Site Plan for Central Park East Apartments

Petrick stated these are a second read and there has been no new information provided since first read. He stated that it is all the same as the first read.

VP Moorman Schumacher stated before we entertain public comment on this, she does have a statement on behalf of this Board. What this Board will consider in this project is the impact of this project and the logical and reasonable concerns surrounding it. We will consider whether or not a change in the zoning of this parcel would be an overall benefit to the community in this

location, whether the project meets the building code requirements and whether or not any variance to those would be a net benefit to the community and the traffic concerns raised by the residents and the school district. She did reach out to the school district and their concerns are solely around traffic and they say that they haven't commented more because they understand that any development, residential or commercial on this site, will still have the same traffic concerns. She stated that what this Board will not entertain is misinformation, unfounded speculation and thinly veiled bigotry. We've listened to many comments about sex offenders, the last time we were here, so she looked up some statistics. At present, there are nine registered sex offenders in the Village of Channahon; three of those have temporary addresses and the other six live in single family homes. There are no required criminal background checks to purchase a home, therefore, it is more likely that a person living in a single family home, next door to you, has a criminal record, sex offender or otherwise, than a person renting an apartment from a landlord who runs a background check. She has sat on the Board of the Will County Child Advocacy Center for the past several years and in 2021, 637 sexually abused children were provided services and yes that includes children from Channahon. She further stated these are the actual statistics on sex offenses against children; 30% of the offenders were parents of the child, 32% were other relatives, and 30% were other known people friends, coaches, pastors, etc. She stated that is 92% of the offenders and that is almost all of them. She also stated that only 8% were strangers. She further stated that the reality is, there is a greater likelihood of an offender in your own home or among your friends than a stranger moving into an apartment. She stated that yes, misinformed comments upset her because the CAC works very hard to advocate for child victims and you are doing children a disservice if you perpetuate the myth that strangers pose the greatest risk. With that being said, if anyone has anything new to add to this conversation then we are happy to entertain public comment. She asked the same of the petitioner.

Sandra Partridge, resident of Channahon, stated she has lived in Channahon for 27 years, so she has watched it grow in ways that she has not liked but she has never come to one of these meetings to say anything, however, this issue rubs her the wrong way. She wasn't at the last meeting but her concern isn't what you had discussed because she will agree that it is a lot of people that kids know. In Morris there was just a shooting at an apartment complex and it may start out with good intentions but they always end up going downhill from there. She stated that it is right in her neighborhood and if the Board thinks it is such a fantastic thing then put it in your neighborhood she doesn't want it in hers. She also stated that part of the reason that she moved to Channahon was because she grew up in Joliet and she likes the small town feel. We are losing the small town feel, in her opinion, with all the warehouses and truck stops going around. She further stated that we are heading in the wrong direction and that is not why she wanted to live here. She stated that she can leave if she wants, obviously, but she does not want to leave. She has a family here and she loves Channahon. She also stated that she thinks with apartment buildings comes trouble. She encouraged the board to review the drug statistics of drug deals, problems and police phone calls that go to an apartment building. Whenever you have that many people in one little area, its generally trouble. The traffic pattern is going to be worse. A commercial property would have access through Route 6 and they wouldn't be coming around the back like they would in an apartment building. Personally, she is against it, that is why she is here and she is really going to be disappointed in Channahon if this project is approved She questioned what benefit is having an apartment complex to her? She pays

atrocious taxes and she feels like it almost keeps her out of Channahon, so it keeps the riff-raff out. She also stated that she sees people bussed in here to work in the warehouses, from all over the place, and then we are going to add apartment buildings into the mix? None of these things have brought her taxes down, so what benefit for all of us in here, do these apartments bring.

VP Moorman Schumacher stated that she is going to correct some misinformation. She understands that your taxes have gone up but this Board has lowered the Village tax rate for the last six years in a row. The school district gets about 70% of your tax dollars. Regarding the comment about it being in your backyard, everyone sitting on this Board lives in Channahon, so it is everybody's backyard no matter if it is down the street or next to us or not.

Mrs. Partridge stated that it is different because it is literally in her backyard. That is why she is here to say that she does not want it.

VP Moorman Schumacher stated that she is not arguing that but she did want to correct the tax information.

Mrs. Partridge stated that she stands corrected but we do pay a lot in Channahon.

VP Moorman Schumacher stated that gas prices are set by the station owner and the Village does not have control over the price of gas. As far as the benefits go, whether they are a direct benefit or an indirect benefit, the warehouses are a big part of the reason that there were \$16 million of public infrastructure improvements that happened, including to a State interchange and they are a big part of the reason that we have been able to lower the taxes while increasing services and increasing our police department staff.

Mrs. Partridge questioned what benefit is this apartment project going to give all of us in here. We want to weigh pros and cons.

VP Moorman Schumacher stated additional real estate taxes. She stated that schools generally support apartment buildings because the real estate tax is the same, whether there are children in those apartments buildings or not. She also stated that the school district usually likes apartment buildings and multi-family because they get a bigger per child real estate tax than with a single-family residence.

Trustee Greco stated that we do not have a lot of rental properties now other than Mallard Point apartments. He asked Chief Casey to comment on her concerns about crime and police calls.

Casey stated that it is misinformation. We do not have any more calls at Mallard Point than we do anywhere else. He stated that per 100 people, it's about the same.

Mrs. Partridge stated that maybe not in Channahon but if you go outside to other areas, apartment complexes tend to draw problems.

Trustee Host stated that the good news is, is that your children ultimately will be looking to come back to this town and they are going to need to be able to afford to live here. Out of high school,

they cannot afford to live here. There is a need for affordable housing. That is why it is a part of our plan to include apartments in our town. Ultimately, whether it happens on this parcel or not, it is going to happen and it has to happen. She stated that your parents need a place to come and your children will need a place to come. Nobody can afford it otherwise.

VP Moorman Schumacher stated that the senior apartments in Town Center have a waiting list of about 100 people. She stated that there is a huge call for apartments.

Mrs. Partridge stated that she didn't come when it was for the senior living, she is coming for this.

Susan Stachelski, resident of Channahon, stated that she lives in the neighborhood and she has been here a good 40 years. She asked if anyone remembers when they had the trailer park right out on Route 6. For some reason they got rid of that. She stated that those poor people that didn't have any place to live and they all moved out. She also stated that now we are going to put this in and with all the warehouses going in that is going to be lower income people coming in. She further stated that she feels exactly the way Mrs. Partridge feels. She stated that she has been here for many years and the only thing that we ever get is gas stations and churches. We can't get good restaurants or anything like that but we can get churches.

VP Moorman Schumacher stated in one breath you're saying that you don't want anyone else to come here and the next breath you want restaurants. She stated the restaurants need people to go to them.

Mrs. Stachelski stated right, which people like us would spend our money here in Channahon instead of having to travel to other areas. She stated like Mrs. Partridge was saying with gas; she knows the Village doesn't do the gas prices but gas is cheaper in Joliet than it is here. She also stated that her boyfriend wants to keep all the revenue here in Channahon but it makes it really hard when things are higher here. She further stated we are going to put in some kind of apartment complexes here; it just doesn't seem right. She stated that maybe they should put it right here, where the Berkot's was supposed to go that we didn't get.

VP Moorman Schumacher stated that we did just purchase this property across the street, so that we can make some movement on the Town Center. The Village is currently in talks with a grocery store to potentially locate there.

Trustee Slocum stated that you are entitled to you own opinion and he understands what you are saying but the staff works very hard trying to attract economic development. He stated that there some big announcements coming and later on tonight we are going to talk about a Starbuck's, which is a huge get for Channahon. When a brand name commits to your town others, will follow. He further stated that there are other things happening. The Village has been working with Casey's for six years to re-do the Casey's and hopefully they will break ground soon on a new facility. The old Ivo's building is being torn down that is going to open up a whole new opportunity for us. You are right we need restaurants and we're getting them but it's not for a lack of effort by this staff that we don't have them yet. He knows how hard staff works and how difficult it is to try and get someone to come in when we have a community that is basically cut

off by a river to the south. We can't grow to the south and you can't get a lot of the population circles that a lot of these retailers want and Shorewood is ten minutes away. He further stated that we had a chance to get the Buffalo Wild Wings that went to Morris but they said there is one in Shorewood so they put it in Morris instead. That it is really out of our hands and that is no excuse at all because he has been screaming for this since he has been on this Board. He also stated that when you get down to it, these people have to want to come and it's not just because we are a great town and we have 13,400 people. They want other things, they need more people, more opportunities and staff is working on it. Good things are coming and we will be announcing more in the very near future.

Further discussion took place.

VP Moorman Schumacher stated that items 3 through 7 under Community Development will be heard at the Regular Board Meeting.

FINANCE DEPARTMENT

Wagonblott stated she had no formal items for discussion.

POLICE DEPARTMENT

Casey stated he had no formal items for discussion.

PUBLIC WORKS DEPARTMENT

VP Moorman Schumacher stated that all items under Public Works will be heard at the Regular Board Meeting.

COMMUNICATIONS

PUBLIC COMMENT

EXECUTIVE SESSION

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

Submitted by
Kristin Hall
Village Clerk

