

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
APRIL 18, 2022**

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, 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

Presentation – Channahon Police Department donation to Pink Heals

Casey stated that Pink Heals is the Police Department's charity of choice. Everyone in this room has been touched in some way, shape or form by this disease, whether it is a family member or friend. He stated that the volunteer organization that Pink Heals is and the money they raise goes right back into our community to help the people right here. He also stated that we appreciate all of the work they do for the community and the people; and the community needs them. The good work that they do is greatly appreciated by those people. He further stated that he was told a story the other day, how is volunteering like wetting your pants...everybody sees you do it, but only you get that warm feeling.

Chief Casey presented Angie Caldwell, President of Pink Heals, with a donation check in the amount of \$3,000.

VP Moorman Schumacher stated that we are super excited to be hosting the 8th Annual Pink Heals Mother's Day Walk this year on May 8, 2022.

Angie Caldwell, President of Pink Heals, stated that we are the most blessed ever to live in the greatest community with the greatest Mayor, greatest Police Chief, the greatest Fire Department and the greatest Village. She stated that she can't even begin to tell you, but having this Village as our home is unbelievable. She also stated that we appreciate everyone's support. She further stated that it is our 8th Annual Mother's Day Walk, on May 8th, so we are calling it our golden birthday. She stated that our highest amount of business partnerships received was \$17,600 in 2021, as of today we are at \$25,800. She also stated that for of you that don't know what we do, when we find out someone is battling, we partner with the local police and fire departments in the area and we drive with lights and sirens. She further stated that we have them sign one of our vehicles which are living memorials. She stated that if we can just for 10-15 minutes have that person forget about what they are battling and focus on them as a person and how much they are loved and supported; then we have done what we have done what we have set out to do. She thanked the Police Department and the Board for the donation.

ADMINISTRATION DEPARTMENT

Discussion – Proposed Tryon Street/U.S. Route 6 TIF Update

Durkin stated on April 6, 2022, the TIF Joint Review Board voted unanimously to provide a non-binding, advisory positive recommendation to the Village Board regarding the establishment of the TIF District. He stated a resolution indicating such will be provided to the Village Board at the scheduled public hearing. He also stated the next step in this process is the public hearing to be held at the May 16th Village Board meeting. He further stated a notice will be published regarding this public hearing early next week. He stated in addition, letters and the notice will be sent to each property owner within the proposed TIF district next week. He also stated previously, Kane McKenna and Associates, our TIF consultant, sent out letters regarding the TIF to residential property owners within 750 feet of the TIF boundary per state statute, indicating what is being proposed and informing the residents of the public hearing to be held in May. He further stated we have received a few calls regarding this and have met/discussed what is being proposed with a few of those property owners and those were mostly informational, they were not opposed to what we were planning on doing. He stated pending the outcome of the public hearing, ordinances approving the plan and adopting tax increment financing in the area will be up for the board's consideration in June 2022. He also stated included with these ordinances will be an IGA with the other taxing bodies regarding the declaration of a surplus amount of TIF increment. He further stated we have consistently agreed to a surplus declaration with past TIF projects (Auxsable TIF and the I-55 and Rt. 6 TIF). He stated he briefly spoke individually with board members before/after the last board meeting regarding the direction of the surplus declaration in the IGA. He also stated should the board approve these documents during the June meetings, the TIF will be officially established.

Trustee Scaggs asked why the school and the baseball fields are included in the TIF.

Durkin stated yes, that property is included in the TIF for boundary contiguity purposes to get to the rest of the property to the west of that location.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Discussion – Approval of an Ordinance for a Zoning Change from A-1 Agriculture District to C-3 General Business District for the new Channahon Fire Station #2: 23370 S. Thomas Dillon Drive – 1st Read

Discussion – Site Plan: New Channahon Fire Station #2, 23370 S. Thomas Dillon Drive
Petrick stated the Channahon Fire Protection District is requesting approval of a rezoning from A-1 Agriculture District to C-3 General Business District and a final site plan. He stated approval of the requests would allow for the construction of a new 7,530 square foot Station #2 with three (3) bay doors and access from Thomas Dillon Drive. He also stated the proposed station would be a replacement for the current Station #2 located on McClintock Road. He further stated the new Station #2 would be located on the west side of Thomas Dillon Drive north of Speedway and the Manor Motel.

PZC RECOMMENDATION:

Petrick stated the PZC considered the Rezoning request during a public hearing at their regular meeting held on April 11, 2022. He stated during the public hearing no members of the public provided comment. He also stated that a comment was received the day after the PZC meeting, from the owner of the Manor Motel that he was supportive of the Fire Station. He further stated the commission discussion focused on the confirmation that the building materials and colors had not changed since the concept plan review. He stated a motion was made to recommend the Village Board approve the rezoning from A-1 to C-3 and the motion was approved by a 5-0 vote. He also stated motion was made to recommend the Village Board approve the site plan

subject to staff review and approval of final engineering and landscape plan and the motion was approved by a 5-0 vote.

Trustee McMillin asked if there was any direction on if it was going to be an open cut or a directional boring for the installation of utilities.

Petrick stated that is one of the open items and has not yet been determined.

Trustee McMillin asked if we vote on it tonight and it is still an open item, how will that work.

Petrick stated that if it is approved tonight, any open item to be decided on would be made at the staff level, with direction of the Village Board.

VP Moorman Schumacher asked if the Fire Department was looking to break ground quickly. She stated that this is on the agenda for a first read, and to Trustee McMillin's point, if we left it as a first read it would allow a couple more weeks for some of the outstanding issues to be addressed.

Fire Chief Petrakis stated that we would like to break ground in June. He stated that metal building component has proposed delivery around August 19th.

FINANCE DEPARTMENT

Discussion – An Ordinance Adopting the Village of Channahon, Annual Budget for Fiscal Year 2022-2023 (May 1, 2022 – April 30, 2023) – 2nd Read

Wagonblott stated that there were no changes since the last meeting. She stated that there was one reduction of a partial police officers' salary that was removed since the officer gave his official termination notice.

Trustee Perinar asked if that employee would need to be replaced.

Wagonblott stated no, it was an employee that had already been replaced.

Discussion – 5-Year Capital Improvement Plan: Fiscal Years 2023-2027

Wagonblott stated that there were no changes to the plan. She stated that just a general consensus from the Board.

Trustee Perinar asked if they needed a vote or just a nod of approval.

Attorney Silverman stated that we will just take a vote on it.

POLICE DEPARTMENT

Casey stated he had no formal items for discussion.

PUBLIC WORKS DEPARTMENT

Discussion – An Ordinance Authorizing the Acquisition of a Permanent Easement by Eminent Domain (Jeffrey Crockett Protection Trust) – 1st Read

Dolezal stated we discussed this in the past. He stated that we are heading down this path to obtain the final easement needed for Phase 2 of the Bridge Street Multiuse Path. He also stated that the Attorney Silverman has created this Ordinance to begin that process.

Discussion – Promotion to Waste Water Operator Position

Dolezal stated as the Board is aware, the Village’s current Waste Water Operator is retiring at the end of this month. He stated that we have this item for further discussion in Executive Session, if necessary.

COMMUNICATIONS

PUBLIC COMMENT

Dave Ferro, resident of Channahon, stated that he attended the Joliet Houbolt Bridge meeting. He stated that it wasn’t a meeting. It was an open house. He also stated that he had a conversation with the City of Joliet’s Engineer regarding Youngs Road and the increased traffic expected with Lion Electric.

Further discussion took place.

VP Moorman Schumacher stated that we are trying to get the need for US Rt. 6 improvements on the radar as much as we can. She stated that the City of Joliet tends to overlook it but we keep beating that drum and we are still working on it. She also stated that she couldn’t agree with him more.

Mr. Ferro stated that if there is a meeting that we could have the community attend to let them know there is a problem, please let him know.

EXECUTIVE SESSION

- 1. Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon**
- 2. Probable or Imminent Litigation and Pending Litigation**
- 3. Appointment of Special Legal Counsel**

Trustee Scaggs made a motion to open Executive Session for Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon, Probable or Imminent Litigation and Pending Litigation and Appointment of Special Legal Counsel at 6:20 p.m. Seconded by Trustee Greco.

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

Trustee Scaggs made a motion to close Executive Session for Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon, Probable or Imminent Litigation and Pending Litigation and Appointment of Special Legal Counsel at 7:08 p.m. Seconded by Trustee Greco.

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

The Committee of the Whole was adjourned at 7:08 p.m.

Submitted by
Kristin Hall
Village Clerk

