

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
OCTOBER 17, 2022**

VP Moorman Schumacher called the meeting to order at 6:00 p.m. with Trustees Greco, Host, 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

Recognition – Police and Fire Commissioner Tina Lentz

VP Moorman Schumacher stated that as happy as she is for Tina, she is sad for the rest of us. Her dear friend, Tina Lentz, is moving to Tennessee. Tina has spent eight years on our Police and Fire Board and she will now turn it over to Chief Casey who has a few things to say.

Casey stated that Tina joined the Police Commission in 2014, taking the place of her late husband Paul, who served with the same dedication and distinction, where she served for the next eight years. During her tenure on the Police Commission, Tina has seen 17 new officers hired and played a part in the promotion of five sergeants. Tina is also a founding member of the Citizen's Police Academy and has always taken an interest in advancing the mission of the police department. She has lived a life of service to the Channahon community. In addition to serving on the Police and Fire Commission, she has also been an active member of the Channahon Lion's Club, the Village of Channahon Tree Board and the Channahon Police Academy Alumni group. She takes a sincere interest in the lives and family of the police department members and builds genuine relationships with staff. Above all, she is a dedicated mother and friend to all. He thanked her for not only her service on the Police and Fire Commission, but her lifelong service to the community.

VP Moorman Schumacher presented Tina Lentz with a plaque.

Tina Lentz stated it was an honor to serve on all the boards with the Village of Channahon and she has enjoyed every minute. She will miss everyone and has already met the Chief of Police in Fairfield Glade, Tennessee. She also stated that she has friends there. She has already joined the Lion's Club and they are the largest Lion's Club in the state. She thanked everyone. It's bittersweet but it has been wonderful to find a new home in Tennessee.

Trustee McMillin entered the meeting 6:03 p.m.

Discussion – A Resolution Affirming the Ten Shared Principles Agreed to by the NAACP Illinois State Conference and the Illinois Association of Chiefs of Police

Chief Casey stated he is very proud of this accomplishment. The endeavor of this historic document began as a conversation back in 2016 between law enforcement leaders and communities of color, and eventually would become a first of its kind document between a law enforcement organization and a civil rights/social justice organization. He is extremely pleased with staff for being a part of this moment in the police department's history. Police department members have completed initial training on these principles and it is his hope to continue expanding and expounding on this training each year. The professionalism of our agency often has us saying, "Finally, legislation is catching up to how we do business." The same is true with these principles. These concepts are not new to us, and embody many of our espoused values, such as the preservation of life, treating people with fairness, dignity and respect, building trust with our community through community policing, transparency and impartial enforcement of law and ordinance, diversity in our workforce, and de-escalation of volatile situations to name a few. We recognize there is more to be done and we will work with the Illinois Chief and the NAACP to dive deeper into each of these principles in the future, as necessary.

VP Moorman Schumacher stated that we will have a Resolution that we will vote on at the Board meeting. She knows Casey, the Illinois Chiefs and the NAACP have worked very hard on these principles.

ADMINISTRATION DEPARTMENT

Presentation – Approval of Purchase of Additional Holiday Lighting Decorations

Durkin stated in 2020, the Village purchased holiday lighting for display at the Village Hall and the Village ID sign at US Route 6 and I-55, adjacent to Thorntons. As part of the approved 2022/23 budget, additional lighting at the Village Hall and an artificial Village Christmas tree were included in the amount of \$42,500. Two quotes are provided in the packet from Edgebrook Services, a local Channahon business, who installed the previous lighting decorations and has maintained and stored the lighting during the off-season. Edgebrook has provided the Village very responsive service and we would like to continue our relationship going forward. One of the quotes consists of the reinstall of existing lighting at the Village Hall and the ID sign as well as installation of new lighting along the remainder of the Navajo Drive side of the Village Hall, and continuing to the front of the police department entrance. The total amount for this work, including installation, take-down, maintenance and storage during the off-season, is \$8,198.00. The second quote is for the purchase and installation of a 8-foot tall lighted ornament decoration in lieu of the purchase of an artificial Christmas tree. A photo of the ornament is included in the packet. Lighting and decorations will be installed in November to be in place for the annual Channaholidays celebration which takes place on December 4, 2022. The Village was able to secure a donation of a tree this year that would not require the use of outside contractors to assist. Staff, after discussions with the Village President, is recommending to include the purchase of an artificial tree in next years' budget. The total amount of the cost of the lighted ornament, including installation, take-down, maintenance and storage during the off-season is \$7,675.00.

Trustee Scaggs questioned whether the ornament is in place of a tree.

Durkin stated that we are seeing that finding live trees is becoming problematic or difficult to get. Staff went around looking at trees and many of them are not in good shape. We were lucky enough to find this one for this year that will be a decent addition for our Village Christmas tree.

Trustee Scaggs questioned whether the ornament is going to take place of the tree.

Durkin stated no, the ornament will stay and it is anticipated that staff will have further discussion about more decorations, including an artificial tree, in the coming budget year.

VP Moorman Schumacher stated that the conversation last year, after Channaholidays, was that we would expand the holiday lighting and the Channaholidays program. We talked about partnering with the park district and the library, so that we could add some things every year. When we talked about trees last week, the only artificial tree that was available was a 28-foot tall tree. A 28-foot tree would not look very big out in the roundabout. Since we do have the availability of a real tree, she would rather wait and see what is available next year and add this smaller piece now. An artificial tree for the size needed, is about \$30,000. This ornament is 9 feet tall and would serve as a photo op place. It's a lighted ornament with a seat in it.

Trustee Scaggs asked where the ornament would go.

Durkin stated that the thought was it would go in the area when you walk up to the Village Hall. People could come and take photographs and it would be part of the decorations and would remain as long as the lights are up, which would be from right after Thanksgiving through Christmas.

Trustee Host asked if we could include a sign with a hashtag, that is distinguishable, so we can track how many photos are taken. Historically, this has been a huge draw to other villages. The young people of our society really love taking photos of themselves, as we've all come to learn, and this is one more way to connect with the youth of our area as well as cross brand our town. It's free publicity. If we can track that with a hashtag or other appropriate means, she thinks it would help justify future expenses for expanding this program.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Discussion – An Ordinance Rezoning Certain Property to C-3 General Business District, 24804 and 24812 W. Eames Street – 1st Read

Petrick stated James Anderson is requesting approval of a rezoning to C-3 General Business District for the property located at 24804 and 24812 W Eames Street. The property is currently zoned R-1 and I-1 as illustrated in the Zoning Map on Page 2 of this report. Approval of the request would serve to establish the same commercial zoning district for both parcels. The request is in compliance with the Comprehensive Plan Land Use designation of Corridor Commercial Node. At this time, the owners have no plans to alter the improvements or uses on the property and no improvements or changes to property are being proposed. The attached ordinance includes language regarding the continuation of the non-conforming uses of auto salvage and a proprietor's residence.

PZC RECOMMENDATION:

The PZC considered the request during a public hearing at their regular meeting held on October 10, 2022. During the public hearing, no members of the public provided comment. The applicant was present to answer questions. Commission discussion focused on the following:

- Clarification that if the property sold the salvage yard use and proprietor's residence could continue;

- The Non-Conforming Use section of the Zoning Regulations allows for the uses to continue legally unless the uses cease for a time period of 6 months or more.
- The legal non-conforming use status stays with the use and land regardless of ownership.
- Inquiry regarding any future environmental clean-up should the auto salvage redevelop to a commercial use;
- A purchaser would have the ability during their due diligence period to complete environmental testing and studies to best determine any mitigation strategies needed. Engineering review would include analysis of these items.

A motion was made to recommend the Village Board approve the rezoning and was approved by a 5-0 vote. Attorney Silverman stated that it may be important to discuss the legal non-conforming uses.

Petrick stated the Non-Conforming Use section of the Zoning Regulations allows for the uses to continue legally unless the uses cease for a time period of 6 months or more. Once the use ceases to exist for six months, zoning conformity would be required. In other words, the existing business would be allowed to stay until it stops for six months. That also includes the proprietors residence. That is not a C-3 use. As long as it is used as a house it can continue to be used as a house up until the point that it is not for six months.

Attorney Silverman stated that it can be used as a proprietor's residence.

VP Moorman Schumacher stated so it has to be the proprietor of the business on the site who lives in the house.

Attorney Silverman stated that is how it is written.

Discussion – An Ordinance Approving and Causing Publication of the Official Zoning Map of the Village of Channahon – 1st Read

Petrick stated in accordance with Illinois State Statute, the Village is required to annually adopt an Official Zoning Map. This map reflects updates, corrections and changes to parcels, zoning, and annexed boundaries that have occurred since the last approved zoning map. 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.

PZC RECOMMENDATION:

The PZC considered the request at their regular meeting held on October 10, 2022 and the Commission provided no further direction or comment. A motion was made to recommend the Village Board approve the Official 2022 Zoning Map and the motion was approved by a 5-0 vote.

FINANCE DEPARTMENT

Wagonblott stated she had no formal items for discussion.

POLICE DEPARTMENT

Discussion – Hiring of a Community Service Officer

Casey stated that this will be discussed during Executive Session.

Discussion – Request Authorization to Purchase a 2023 Hyundai Santa Fe from D’Arcy Hyundai in Joliet

Casey stated the police department is budgeted to replace four (4) squads under our FY23 Capital Projects. He stated he would like to move forward with the purchase of a 2023 Hyundai Santa Fe as our third vehicle. He also stated delivery times are extremely unpredictable with supply chain interruptions, and under ideal circumstance, delivery can take several months. He further stated fortunately, D’Arcy Hyundai in Joliet has the aforementioned vehicle available, for immediate delivery, at a price of \$35,856.50. He stated the new vehicle will replace a 2013 Dodge Charger, with 126,000 miles, as an investigation’s squad. He also stated current market conditions has prices for police vehicles up several thousand dollars from previous years, while incentives from manufacturers are down. He further stated however, by looking to utilize an atypical vehicle in investigations, we are able to save several thousand dollars over conventional police vehicles and remain on budget for our capital squad expenses for fiscal year 2023. He stated he is asking the Board’s approval to purchase a 2023 Hyundai Santa Fe at a cost not to exceed \$36,000 from D’Arcy Hyundai in Joliet. He also stated given the high demand and limited number of units available, he is requesting waive of second read.

Trustee Scaggs asked is there any reason that we have vehicles from four different manufacturers. and is there any reason we wouldn’t want to stay more uniform.

Casey stated there is no economy of scale here. We were not happy with the Ford options, we moved to Dodge for awhile and we were able to get better pricing with them. He also stated part of it is what is available. The vehicle market is not very good right now.

PUBLIC WORKS DEPARTMENT

Discussion – Whispering Oaks Unit 2 Improvement Completion Guarantee Reduction

Dolezal stated the developer of Whispering Oaks Unit 2 has requested a reduction in his Improvement Completion Guarantee Bond. He stated that we have reviewed that and determined that a reduction in Phase 1 was warranted per our ordinance. He also stated that Phase 2 is not quite eligible yet. He further stated that we went ahead and processed this request with a reduction down to 20%.

Discussion – A Resolution to Enter into an Intergovernmental Agreement with the Illinois Department of Transportation

Dolezal stated this agreement is for cost sharing associated with traffic signals, in District 1, from Bell Road to East Frontage Road/Bradley Street. We approve this IGA every 10 years and we did it last year but the form they gave us to execute was the wrong form. They have given us the new form for approval and all the costs are the same as previously approved.

Trustee Scaggs asked if we have heard anything from IDOT about fixing the timing on the lights. We have leverage now and maybe if we don’t sign this they will come out and do something.

COMMUNICATIONS

PUBLIC COMMENT

Sheree Grainger, daughter of James Anderson owner of Al’s Garage, stated that she knows it was clarified at the last meeting but she just wants to make sure it is worded right. If something were to happen to her parents, that one of the kids or grandkids could remain in the house, as

long as we still had the business license. If they sold the place, the person that bought it chooses to use that as a residence, that they can do that as well.

Attorney Silverman stated they would have to be the owner of the business and reside there as a proprietor. This condition runs with the land, not to the person. As long as the business is continued and hasn't lapsed for six months, they could live there and run the operation.

EXECUTIVE SESSION

**Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon
Property Acquisition**

Trustee Perinar made a motion to open Executive Session at 6:28 p.m. for Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon and Property Acquisition. Seconded by Trustee Slocum.

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

Trustee Perinar made a motion to close Executive Session at 6:47 p.m. for Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon and Property Acquisition. Seconded by Trustee Host.

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

The Committee of the Whole was adjourned at 6:47 p.m.

Submitted by
Kristin Hall
Village Clerk

