

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
November 19, 2012**

Village President Joe Cook called the meeting to order at 6:00 p.m. with Nash, Papesh, McMillin, Slocum and Greco present. Trustee Militello attended via telephone.

Also present were Village Administrator Joe Pena, Finance Director Robert Guess, Village Attorney David Silverman, Police Chief Jeff Wold, Director of Public Works Ed Dolezal, Director of Community Development Mike McMahon, and Village Clerk Missey Schumacher.

ADMINISTRATION DEPARTMENT

John Greuling with the Will County Center for Economic Development

John Greuling requested that VOC continue to support WCEDC with an annual donation of \$5,000.00. He stated that the I-55 and Rt. 6 interchange is in their top 5 projects.

COMMUNITY DEVELOPMENT DEPARTMENT

Rock Island Clean Lines Resolution

McMahon stated that a resolution would be brought before the Board to support the Rock Island Clean Lines project as presented at the previous meeting and setting terms for future abatements. Staff recommends approval.

Bluestone Retail Partners LLC / Hammel Property

- a. **Annexation Agreement Ordinance – 1st Read**
- b. **Annexation Ordinance – 1st Read**
- c. **Rezoning Ordinance – 1st Read**
- d. **Special Use Permit for a Preliminary Planned Unit Development Ordinance – 1st Read**

McMahon stated that Bluestone is seeking to develop 13.7 acres of the Hammel property and annex into the Village of Channahon. Property will be subdivided into 5 lots with a conceptual plan for Lot 2.

Rick Claes presented for Bluestone. A somewhat similar plan came before the Board previously. The new plan is less intensive use of the property. The current plan has approximately half of truck parking stalls as the former plan. No overnight parking will be allowed; the maximum will be 2 hours. Video surveillance will be used to monitor this. There will be 5 diesel fueling lanes and a 24 hour convenience store. Circulation has been changed. Trucks must enter and leave through the re-routed frontage road, built to align with the southwest frontage road. The plan will also include upgraded architectural features on the building and a stone wall with “Welcome to Channahon” monument sign. The bike path will be improved and extended along western/northern part of the frontage road. As the development generates tax dollars, they will recapture the cost of realigning the frontage road.

McMahon added that PZC voted 4-0 to approve with 1 commissioner abstaining.

Bluestones attorney questioned Claes who stated that tax revenue could likely be well over \$1million. Claes added that they are on an accelerated timeline for the sale of the property.

Trustee Papesh asked if traffic signalization is included in the intersection.

Claes stated that it is ultimately up to IDOT, but he believes it will warrant a signal.

Trustee Nash asked who would pay for the signal.

Claes stated that it would be part of the re-routing of the frontage road and part of the tax agreement.

Trustee Nash thanked Bluestone for offering to meet with Trustees and for presenting to the public. She expressed concern about video surveillance as opposed to police access.

Claes stated that PD would have access to property at anytime. McMahon added that per the annexation agreement, PD and code enforcement personnel would have access to the property.

Trustee Nash asked if the \$1 million tax is after complete development of the property or the fuel center alone.

Claes stated that Thornton's would likely represent approximately 80-85% of the tax revenue.

Trustee Nash asked Claes to define due diligence in seeking a limited service hotel.

Claes stated that they will exclusively market it for limited service hotel for 24 months. In the event there is no user it will be marketed for an additional restaurant. They will engage retail brokers to market the lot aggressively.

Trustee Nash verified that there would be occupancy permit for the site until the frontage road realignment is completed. She also asked about the opportunity for weigh scales near the property.

Chief Wold stated that there are state laws regulating the distance of scales from the interstate.

Trustee Slocum asked who would be responsible for removing old asphalt and planting vegetation.

Claes stated that IDOT will be very unlikely to give up right of way, but discussion about jurisdictional transfer may be in an agreement to restore that property.

Trustee Nash asked what type of resources we are going to contribute to make sure we have the enterprise or TIF district taken care of to allow for funding of this.

McMahon stated that Kane, McKenna is currently working on the TIF. Any money expended will come out of the TIF funds. VOC will be made whole on setting up the TIF district.

FINANCE DEPARTMENT

Hire Kane, McKenna and Associates, Inc. to prepare the Annual TIF Report

Proposal for Kane McKenna to prepare the annual TIF Report for a cost not to exceed \$2,500.00.

Preliminary 2012 Tax Levy

Guess stated that according to the Truth in Taxation Act that not less than 20 days before a taxing body sets its tax levy it must determine how many dollars in the aggregate property tax dollars will be necessary. If more than 105% than previous year, a public hearing is required. Three proposals were offered for consideration.

State MFT Audit Results

Guess stated that state does audits on calendar year basis. January 2009 through December 2011 report was submitted. Guess and Dolezal are following up with them.

POLICE DEPARTMENT

Channahon Fire Protection District

Chief Wold and FD Chief John Petrakos recognized officers and firemen/paramedics for a rescue call. On Sept. 20, 2012 an ambulance call was received for a woman having difficulty breathing. Fire Department personnel, Jake Randich, Matt Skole, Kurt Liebermann, Ryan Jandura and Chas McGinnis and PD personnel, Jon Jakobowski, Matt Brooks and Dan Kostal responded. The patient had no respirations or palpable pulse. Jakobowski began CPR. FD initiated advanced life support. Spontaneous pulse and respiration were restored. Patient was discharged from the hospital. The responders were recognized them with the Company Citation Commendation Bar.

PUBLIC WORKS DEPARTMENT

Roadway Striping Project for 2012

Dolezal stated that this is actually the award of a contract to install subdivision improvements in the Woods of Aux Sable and Wedgewood Highlands. It will be put on Consent Agenda for next meeting.

The Committee of the Whole meeting was adjourned at 7:06 p.m.

Submitted by
Janet Schumacher
Village Clerk