

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
JANUARY 16, 2023**

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

ADMINISTRATION DEPARTMENT

Discussion – A Resolution of the Village of Channahon in Support of Tax Increment Financing

Durkin stated over the past few years, State Senator Ann Gillespie (D-Arlington Heights) has filed legislation regrading TIF reforms that would severely limit the effectiveness of this valuable economic development tool. Currently, the Village has three TIF Districts: the Aux Sable TIF, the US Rt. 6 and I-55 TIF and the Tryon Street TIF. Information provided by Brad Cole, Executive Director of the Illinois Municipal League indicates that Senator Gillespie will once again file legislation this spring to address TIF reforms that she believes are necessary. Included is a copy of a letter in opposition sent by Brad Cole the last time TIF reform legislation was proposed in 2022. In conjunction with this anticipated action, the IML is requesting municipalities adopt resolutions in support of tax increment financing. The resolutions are helpful to their advocacy on our behalf and they indicate to lawmakers local support for the much-needed developments TIF districts encourage and incentivize.

VP Moorman Schumacher stated that she along with Durkin did file witness slips on this within the last couple of weeks. As you know, this is a tool that we utilize so we need to make sure that it is still available to us.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Discussion – Site Plan for Penske Truck Collision Repair

Petrick stated Penske Truck Leasing Co. L.P. is requesting approval of a Site Plan for the redevelopment of Penske's Channahon Subdivision Lot 1 for use by Penske collision repair facility. The project is located on the west side of South Frontage Road West, north of Thornton's, south of Zauratsky Road. Approval of the site plan would allow for the construction of an approximate 34,200 square foot building, fenced parking lot, and detention ponds. Final engineering of the project is under review. It is the applicant's intent to move to demolition and construction following engineering and village approvals.

PZC RECOMMENDATION:

He also stated the PZC considered the request at their regular meeting held on January 9, 2023 and commission discussion focused on the following:

- Clarification of whether a fence would be installed between the Penske lots;
- The fence indicated on the Lot 2 plans would not be installed on the shared lot line. The front and rear yard fences would continue across both lots.
- Clarification of whether the service road to the north would remain;
- Yes, the service drive is part of the industrial property to the west of the lot.
- Inquiry as to whether the rear truck/trailer parking would be enough staging for 9 bays of repairs;
- Penske's representative indicated that this site would serve their Chicagoland leasing locations with in and out operations, most vehicles would not be on site for very long. They believe the parking design would be suitable for their operations.
- A Commissioner stated that the PTCR building would go nicely with the other building for a nice campus.

A motion was made to recommend the Village Board approve the site plan subject to staff review and approval of final engineering and the motion was approved by a 5-0 vote.

VP Moorman Schumacher stated that her understanding is the front fence is a wrought iron look with brick columns.

Petrick stated yes, it matches.

Trustee Greco stated that the way it sounds it wouldn't produce a lot of traffic on Route 6.

Petrick stated no, it is not open to the public. It is only for Penske's fleet.

Trustee Slocum asked what is the size of the Sunbelt building now.

Petrick stated it is not specified, but it is much smaller.

Trustee Perinar asked if it will be a paved lot.

Petrick stated yes.

VP Moorman Schumacher stated that she appreciates Penske's investment in buying that whole area and redeveloping it. The updated buildings are aesthetically better. She also stated that as land uses go, it was already zoned for this type of use so she appreciates the modern redevelopment and updating of the property.

Discussion – Final Plat of Subdivision for Southern Crossing Unit 3

Discussion – Site Plan for Tractor Supply Company

Petrick stated Primax Properties, LLC is requesting approval of a final plat of subdivision for Southern Crossing Unit 3 and a site plan for Lot 191. The final plat would create only Lot 191. Approval of the site plan would allow for the construction of a 21,702 square foot Tractor Supply Company retail store with Outdoor Display Area, Garden Center, trailer display area, and Forage Shed. Detention for Southern Crossing is provided for within the existing detention ponds between the commercial and residential zoning districts. Final engineering of the project is under review and it is the applicant's intent to move to construction following engineering and village approvals.

PZC RECOMMENDATION:

He further stated the PZC considered the request at their regular meeting held on January 9, 2023 and commission discussion focused on the following:

- Inquiry as to whether this location would be like the New Lenox store;
- The design similar but it appears that the Channahon store has more exterior architectural features to accommodate the approved design guidelines and existing businesses in the area.
- Clarification of whether the off-site easements would be to the village;
- The easements would be public utility and drainage easements not just municipal easements to allow for access by others.
- Inquiry of whether the access drive between the site and the outlots would be named in the future;
- The drive is private and would remain nameless like similar shopping centers. Staff has confirmed with Will County 911 that the correct address for Tractor Supply would be 26829 W Eames Street.
- A Commissioner stated he believed Tractor Supply would be a great addition.

He stated a motion was made to recommend the Village Board approve the final plat of subdivision subject to staff review and approval of final engineering and recording of the final plat of subdivision.

Trustee Greco asked as we get more businesses there will we update the service road.

Petrick stated no, it is a private road; it's not a Village road. He stated that it would be up to the private owners to update.

Trustee Greco asked if this store would be bigger than the one in New Lenox.

Representatives from SpaceCo stated that they did not know that answer.

VP Moorman Schumacher stated that it is very comparable to New Lenox.

FINANCE DEPARTMENT

Discussion – 5-Year Capital Improvement Plan: Fiscal Years 2024-2028 – 1st Read

Wagonblott stated included in your packet tonight, for your review and consideration, is the Fiscal Year 2024-2028 Capital Improvement Plan. If the board recalls, last year was the first year that the Board had approved the 5-Year Capital Plan. The Village had taken a short hiatus, due to funding and the document was brought back last year. It was discussed during last years the budgeting process and then approved subsequent to the budgeting process. This year, we are on schedule with updating the document to include the next 5 years, the first of which is the upcoming budget year for Fiscal Year 2024. This document is intended to be utilized in conjunction with the annual budget process. Throughout the year, staff assembles their respective departments capital needs which are then reflected in the draft document. Items within the document are \$20,000 or more and that is due to the Village's capitalization policy. All of these items relate to land/property acquisition, vehicles, equipment, infrastructure and things of that nature. The Village's 5-Year Capital Plan draft includes a total of \$89.3 million dollars in anticipated capital costs for the 5 years. \$38 million is related to general capital, \$14.3 million is related to roads, multi-use paths and things similar and \$37 million is related to utility capital. Staff put together the details of these items, which is the bulk of the packet, as well as a summary for each fiscal year. Tonight, we will be specifically discussing the Fiscal Year 2024 capital items or any other items that the Board wishes. The main goal is to have the Board review this document and have second read and approval at the next meeting. Upon approval, staff can move forward in the budgeting process to include the Fiscal Year 2024 capital projects, unless they are directed otherwise by the Village President and Trustees. For Fiscal Year 2024, we have a page and a half of items that would be included in the upcoming budget draft of \$11,907,340. What makes up that total is various department vehicle replacements, a few new vehicles to fleets, bike path expansion, body cameras and other equipment, the beginnings of the facility planning process, the road program and quite a bit of utility capital.

VP Moorman Schumacher stated in Wagonblott's introduction she thought there was a very telling statement the CIP provides a working plan for sustaining and improving the community's infrastructures and department equipment. This is critically important and one of many major responsibilities for a government entity. She also stated that when she throws her hands up and says big picture people it is because this is our responsibility - to plan for our future, long-range beyond any of us being here but for our children and our grandchildren. We need to make sure that we are investing in the future of Channahon. Our Capital Improvement Plan is similar to our Comprehensive Plan. It is a guide for moving into the future and how we get to the place where we want to be.

POLICE DEPARTMENT

Casey stated he had no formal items for discussion.

PUBLIC WORKS DEPARTMENT

Discussion – Approval of Airy's Inc. Proposal E22-577

Dolezal stated three valves associated with the RAS feed lines to the sludge storage tanks need replacement. One is currently inoperable and prohibiting control of the biological process used to treat the sludge. The two additional valves are in need of replacement as well. The total cost

of labor and parts is \$19,247.83 and the cost was approved verbally at the last Committee meeting due to the urgency of getting the repairs done.

Discussion – Approval of Strand Associates, Inc. Task Order No. 23-01

Dolezal stated Strand Associates prepared an observation report for Water Tower #3 in 2021. The report indicated a number of deficiencies and recommended repairs. Task Order No.23-01 will assist with the preparation of bidding documents to award a contract for making the repairs. Engineering services under this task order are estimated not to exceed \$32,700.00

COMMUNICATIONS

PUBLIC COMMENT

EXECUTIVE SESSION

The Committee of the Whole was adjourned at 6:23 p.m.

**Submitted by
Kristin Hall
Village Clerk**

