

have in her toolbox and to continue to grow upon what she is able to do here for the village. She thanked the board as this was partially funded as part of the Village's tuition reimbursement program. She appreciates the support and is happy to have that under her belt.

VP Moorman Schumacher stated congratulations. Thompson was actually a little reluctant about getting up and talking about herself but the mayor insisted we celebrate this accomplishment.

She was also provided some draft legislation proposed by the Will County Chief of Staff regarding commercial and industrial assessments. This is not unique to Channahon or Will County. It is all over the state that commercial and industrial property has not been assessed at anywhere near the consistency that residential real estate has been assessed. This draft legislation that will allow for the County Supervisor of Assessments to essentially take over and do the job of the Township Assessor, if it doesn't get done by a certain date, to a certain percentage of the properties that are supposed to be assessed and then bill the township assessor for having done their work. It is completely a draft at this point, but it's at least a step in the right direction. I also wanted to give kudos to staff, especially Petrick, who did a lot of the leg work on taking a look around and seeing what is not being assessed properly. He started out specific to us and what is in this area, but then, found out it was a much more widespread. Our initial meeting with the county, Petrick provided a lot of the documentation.

Petrick stated the draft legislation, just for a little bit more specifics, currently reads that if any less than 20% of a class of properties is not reassessed, then that triggers the Supervisor of Assessment to be able to step in. At 20%, then you're ideally getting a property assessed correctly every five years.

VP Moorman Schumacher which is a lot better than what, 30 years. For example, Thornton's has never been assessed since it came on the tax rolls.

Ms. Clower stated there has not been one increase and that's in a TIF district. Her business was on the books when we built it in 1993 and didn't move a dime when they sold it in 2017.

VP Moorman Schumacher stated it defeats the purpose of a TIF if there's never an increment, if the property is never reassessed and there's never an increased increment and the clock is ticking on a TIF. Those have a finite timeline. If the assessments aren't happening, there's no increased increment, there's no money in the TIF district. Just for point of reference, and here's an incredibly egregious example of this. I know two more properties the county found in Monee Township. These are million square foot warehouses that received their occupancy in 2021 and as of this past levy year, they had a \$72 tax bill. Those are some particularly egregious examples. But it's happening.

Ms. Clower stated there have been no multipliers placed on any of these properties in three years.

VP Moorman Schumacher stated well, there's been multipliers based on residential. Residential property received multipliers. Commercial, industrial did not. That draft has not been proposed downstate yet, but they are working on it. It's a step in the right direction.

VP Moorman Schumacher stated the bigger things like Citgo and Exxon Mobil, they have

assessment agreements, a lot of them that are the with the taxing bodies, not with the state. The state doesn't have any.

Trustee McMillin stated so theoretically I can go underneath that by putting two cargo containers, with some trusses on it, pour pad of concrete and I'm not paying taxes on it.

VP Moorman Schumacher stated no, they have assessment agreements for a specified period oof time.

VP Moorman Schumacher stated some of that came about because first of all there's not a lot of people that are qualified to assess that class of property and the improvements. She is referring to equipment and all kinds of stuff. Then you're talking about some companies that have very deep pockets and then have lawyers fighting those assessments for years and years and years. Then they all come up with assessment agreements and it's five years or 10 years and there's depreciation or there's a built-in escalator that they've agreed to.

Durkin stated we also need to thank the Will County Governmental League for spearheading this when we hit a brick wall here with this information at the Township Assessor. We contacted Hugh O'Hara at the Governmental League who assembled this meeting together with the county and got this going because as he said to Hugh, the only way this is going to get done is when the municipalities all get behind it collectively. That's what's resulted in this language getting drafted hat hopefully will get passed and correct this situation.

B. VILLAGE ADMINISTRATOR

Consider Approval – Village of Channahon Arts and Culture Commission Fine Arts Scholarship

Trustee Host made a motion to approve the Village of Channahon Arts and Culture Commission Fine Arts Scholarship. Seconded by Trustee Greco.

ROLL CALL AYES: Host, Greco, McMillin, Perinar, Scaggs and Slocum.

NAYS: NONE

MOTION CARRIED

Durkin stated there are a couple things. He and Petrick attended the CED Housing Strategy Strategy Steering Committee meeting last week at Joliet Township. It will be interesting to see what comes out of that study regarding the future of housing. Also last week, we had a meeting up in Schaumburg offices of IDOT with District 1 Engineer and four other IDOT staff members and Ann Schneider, Petrick, Fricke and myself, as well as our consultants from Ginkgo, SpaceCo and Robinson Engineering. This was regarding the access points on US Route 6 that are encompassed by the Town Center master plan. The meeting went very well and he was very happy to see us get them on board with these discussions that we're having and to include them initially. We did talk about other access points in the area also and they gave us some cautions on some of those and the effects that what we might want to do, so we'll have to address some of those matters as we move forward. But all in all, it was a great meeting with them. They were very appreciative and they look forward to working with us on a good solution.

C. ADMINISTRATION DEPARTMENT

Petrick stated he had no formal items.

D. COMMUNITY DEVELOPMENT

Reminder – Planning and Zoning Commission Regular Meeting, Monday, February 9, 2026 at the Channahon Municipal Building at 6:00 p.m.

McMaster stated there will be a planning and zoning commission meeting Monday night. On the agenda one will be the amendment to allow Lennar to construct a single family residential development over in Southern Crossings behind Walgreens. That will probably be coming before you at the next board meeting. Also, two concept plans for a couple of developments on Route 6.

E. FINANCE DEPARTMENT

Consider Approval – 5-Year Capital Improvement Plan for Fiscal Years 2027 – 2031 – 1st Read

VP Moorman Schumacher stated the five-year capital plan will be brought back to the next meeting for second read and approval.

F. POLICE DEPARTMENT

Bogart stated that the chief's lobby day has been set for March 24th. Currently, we are going through reviewing some of the legislation that's being proposed. Of note to the village lately are be some changes to the former legislation that we've seen regarding body cameras and some Safe T act items as well. We have a statewide review on the 13th. We'll be going through all those bills, identifying the priorities and then heading down in March.

VP Moorman Schumacher stated she knows our new FOIA Officer has been working with the police department.

Bogart stated she has hit the ground running. She's already handling some of the FOIAs that are coming in. We're just kind of reestablishing the process, working with Petrick and Deputy Chief Brooks getting things set. We're very pleased so far and with the progress we've made.

G. PUBLIC WORKS DEPARTMENT

**Consider Approval – Change Order 1 for the Well #4 Rehabilitation Project
Consider Approval – O'Reilly Automotive Stores – Acceptance of Public Improvements and Release of Improvement Completion Guarantee
Consider Approval – Approval of a Proposal with Midwest Signworks for Wayfinding Signage**

Trustee Scaggs made a motion to approve Change Order 1 for the Well #4 Rehabilitation Project, O'Reilly Automotive Stores – Acceptance of Public Improvements and Release of Improvement Completion Guarantee and Approval of a Proposal with Midwest Signworks for Wayfinding Signage. Seconded by Trustee Perinar.

ROLL CALL AYES: Host, Greco, McMillin, Perinar, Scaggs and Slocum.

NAYS: NONE

MOTION CARRIED

H. VILLAGE ATTORNEY

Village Attorney David Silverman stated he had no report.

LIAISON REPORTS

Trustee Sam Greco and Trustee Patricia Perinar – Finance/Human Resources

Trustee Perinar stated the credit rating agency reached out to the village a few weeks ago. They indicated that they were conducting their annual surveillance review of the Village of Channahon. They requested that the village participate in a brief call since Moody's had reviewed the village's most recent audit in 2025. They believe there may be a potential for rating movement, which we're hoping is a good thing. Both Durkin and Wagonblott participated in the Moody's rating call last Friday. Results will be disclosed to the staff this Thursday and an update will be given to the board at the next meeting. We hope it's all good. Reminder that Wagonblott did send everyone a invite to the budget meeting, which is now going to be on a Monday night, Monday, March 23rd, rather than on Saturday. It will be on a Monday, March 23rd at 5 p.m. Dinner will be available at 5 p.m.

VP Moorman Schumacher stated Statements of Economic Interest will be coming up here very shortly. I don't know any of you received the community leaders breakfast invitation at the high school but that's always awesome if you have the opportunity to attend that. It's really a great program they put on and plus they're giving a tour of the field house. It's Friday, February 27th and it's at 7:30 in the morning.

Trustee Scott Slocum and Trustee Scott McMillin – Community Development

Trustee Slocum stated he is pretty sure that this is the same business we previously voted down. One of the Joliet city council members called him today regarding vote tonight or vote tomorrow regarding the old restaurant, Liquid Therapy. He thinks Chicago Transit is proposing to go there.

Durkin stated he read a different name in the paper.

Trustee Slocum stated okay, well maybe it is but they called to ask they. They told me we turned them down so that's why I thought it was Chicago Transit. If it was Chicago Transit, I just said it wasn't the right spot for it. They're going to probably vote yes on that tomorrow night. It's going to be split but it should go through so should be another good-sized development on Route 6, unfortunately.

Trustee McMillin stated not a report per se, but he had a nice visit with Durkin the other day. He doesn't want to jeopardize the villages standing with IDOT and ITEP but I think a letter needs to get drafted for the safety of our residents, for the safety of our employees regarding the Bridge Street multi use path and the condition it was left in prior too stopping for the winter. He feels like he let the residents down. Conditions are hideous. The erosion control is non-existent He encouraged the board to take a ride up and down there. Tell him what you think. He is going to work with Durkin and have him draft a letter that doesn't jeopardize the villages position with ITEP for future projects. This is unacceptable.

Durkin informed the board that the business proposed in Joliet is Interstate Freights.

Trustee Slocum stated they never came before us. He's not sure where Joliet got that information.

Durkin stated the company is an over the road truck carrier that maintains an office in Naperville and a truck parking location in Summit.

Trustee Slocum stated well, that's coming.

Durkin stated it sounds like maybe something that would be prohibited in Channahon since we passed the recent ordinance regarding truck parking.

Trustee Mark Scaggs and Trustee Chantal Host – Public Works and Facility
Trustee Sam Greco and Trustee Mark Scaggs – Community & Legislative Affairs
Trustee Chantal Host and Trustee Patricia Perinar – Public Safety/Emergency Support
Trustee Scott McMillin and Trustee Scott Slocum – Natural Resources and Open Spaces

OLD BUSINESS

NEW BUSINESS

EXECUTIVE SESSION

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

Trustee Perinar made a motion to open Executive Session at 7:28 p.m. for Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon. Seconded by Trustee Host.

ROLL CALL AYES: Host, Greco, McMillin, Perinar, Scaggs and Slocum.

NAYS: NONE

MOTION CARRIED

Trustee Slocum made a motion to close Executive Session at 7:47 p.m. for Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon. Seconded by Trustee Greco.

ROLL CALL AYES: Host, Greco, McMillin, Perinar, Scaggs and Slocum.

NAYS: NONE

MOTION CARRIED

ADJOURNMENT

Trustee Slocum made a motion to adjourn the meeting at 7:47 p.m. Seconded by Trustee Greco.

VERBAL ROLL CALL: ALL AYES

MOTION CARRIED

Submitted by
Kristin Hall
Village Clerk

