

**CHANNAHON VILLAGE BOARD  
COMMITTEE OF THE WHOLE  
FEBRUARY 16, 2026**

VP Moorman Schumacher called the meeting to order at 6:00 p.m. with Trustees Greco, Host, McMillin, Perinar, Scaggs and Slocum present.

Also present were Village Administrator Thomas Durkin, Finance Director Heather Wagonblott, Director of Community Development Scott McMaster, Director of Public Works Ed Dolezal, Chief of Police Adam Bogart and Village Clerk Kristin Hall. Village Attorney David Silverman was present remotely.

**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**

**Discussion – Police Commissioner Annual Report**

Bogart stated the report is in the board packet. It includes a summary of the activities that the commission completed in 2025 as well as their budget request which has been reviewed by Trustees Perinar and Host. Commissioner Myers is here to answer any questions the board may have.

VP Moorman Schumacher asked Commissioner Myers if the increase in commissioners has been beneficial.

Commissioner Myers stated the commission went from three to five. Two commissioners were added who were police officers from Shorewood and Plainfield. They really round out the group as a whole because now they have some police background as they headed to the 2027 sergeant list. We've got to get prepped for it for creating the list which starts next January. He believes having those policemen on the commission would definitely make the group much better in selecting our police officers.

VP Moorman Schumacher asked if he thought it's just that they're police officers or because it's a larger commission?

Commissioner Myers stated yes and yes. If we had one person not in attendance at a meeting, it was down to two people running it.

VP Moorman Schumacher stated it was hard to get a quorum all the time too.

Commissioner Myers agreed and stated you don't want two people running the show. You've got the diversity of opinions and diversity of ideas and backgrounds to just make the group as a whole seeing the individual issues that we may not be aware of because of our individual backgrounds.

Bogart stated Chairman Hoppe has indicated that he'll be leaving the Commission come 2027 when his terms expire.

VP Moorman Schumacher requested the board members start to think of a possible replacement for Chairman Hoppe. She stated Chairman Hoppe is a great asset to the community. His term's up in 2027.

### **VILLAGE ADMINISTRATOR**

#### **Discussion – Adopting a Special Ordinance Authorizing the Ceding of Private Activity Bonding Authority – 1<sup>st</sup> Read**

Durkin stated based on our relationship and past participation with the Will Kankakee Regional Development Authority (WKRDA), as a Home Rule Community, we are entitled to a volume cap allocation of \$1,942,920 for 2026. As we currently have no ongoing project within the Village, should we do nothing, as of May 1<sup>st</sup> our allocated dollars would be returned to the State of Illinois. An alternative to this would be for the Village to pass an ordinance authorizing the ceding of private activity bonding authority to transfer our allocated funds to the WKRDA. In so doing, our funds would be available, and committed to our area, not at the state's discretion. Passage of this ordinance prior to May 1<sup>st</sup> would safekeep the volume cap until December 31<sup>st</sup> on our behalf of the Village and the region. This volume cap can be carried forward by WRKDA for three additional years if not used by December 31<sup>st</sup>.

### **ADMINISTRATION DEPARTMENT**

Durkin stated there are no formal items for discussion.

### **COMMUNITY DEVELOPMENT**

#### **Discussion – An Ordinance Rezoning Property to the R-3 Residential District, Granting an Amendment to a Special Use for a Planned Unit Development and Approving a Preliminary P.U.D. Plat for Southern Crossings – 1<sup>st</sup> Read**

McMaster stated Lennar is looking to put a development on the 27 acres in Southern Crossing behind Walgreens; off Ridge Road and Route 6. They came before the Village Board and the planning and zoning commission last summer to present a concept plan, which both bodies received positively. We've nailed down a site plan that we think works. They've applied for an amendment to the existing special use permit for the PUD approval of a preliminary plat and the rezoning of the property to R3. The proposed amendment incorporates revisions responding to comments from the PZC, the Village Board and staff and will align with the development of R3 standards and the overall PUD intent. Staff reviewed the request for consistency with the comprehensive plan and the applicable regulations. They're here tonight to do a presentation. A few things that are of note in the PUD includes right of ways to be designed and constructed to village standards and dedicated to the village. The existing private road to the north of the development area will remain a private road. Long term maintenance of the roadway is to be coordinated between Lennar and the Property Owners Association. Park property is to be dedicated to the Channahon Park District and they have met with the Channahon Park District and have come to an agreement. A multi-use path will be installed throughout the park property by Lennar. A dormant SSA will be created over land to be activated in the event of a failed HOA. All fencing shall be of the same uniform look to include black wrought iron or aluminum materials, with a maximum of 5ft height and may not be placed on top of berms to increase fence height. No above ground pools, sheds, gazebos or other accessory buildings are allowed. All homes shall have full basements and Lennar shall comply with the anti-monotony requirements for home models and exterior colors. A couple of zoning variations are being requested. These include a departure from section 1.156058 G1, 2, 3, 4 and 7, respectively, to permit a minimum lot area of 4,900 square feet in lieu of 10,000 square feet and to permit a minimum lot width of

45ft in lieu of 80ft. They are also requesting to permit a front yard setback of 25ft in lieu of 30ft and to permit a side yard setback of 7ft in lieu of 10ft. A request is being made to allow a permanent floor area ratio of greater than 0.5. It should also be noted that the Village did meet with the Fire Department of Minooka and they had made the following request to eliminate the islands in the cul-de-sacs for ease of use for fire department vehicles and to restrict parking to only one side of the streets and to install fire hydrants on the same side of the streets where necessary. A public hearing was held at the Planning and Zoning Commission last Monday where they voted in favor 4 to 2. They're here tonight to do a brief presentation.

Representatives from Lennar gave a brief presentation of the development of 83 single family homes.

Trustee Perinar asked out of the 83 homes and lots, how many lots are large enough to fit the proposed ranch unit?

Representatives from Lennar stated after the last meeting they went back, revised the plan and reduced to number of lots by two. They have three different home site sizes. We have a 53-foot wide lot, a 50-foot wide lot site and a 45-foot wide lot. Please note that over 50% of the lots are over 50-foot wide. The 53-foot wide lots will allow for the ranches and that's approximately four or five.

Trustee Perinar stated okay, so out of the 83 homes, four or five of them would be the ranch.

Representatives from Lennar stated that's generally what we would see. They don't do too many ranches because of the cost per square foot and they're really trying to make this development affordable. The price per square foot is something that most buyers are aware of today. That's something you have to pay attention to.

Trustee Slocum asked the price points of the homes.

Representatives from Lennar stated \$375,000 to \$430,000.

Trustee Slocum stated McMaster why did two plan commission members vote no on the project.

McMaster stated one was because of the reputation that one of the commissioners found online that included bad reviews. The other was because she thought that there could have been a little better effort for larger lots sizes.

There was discussion on other comparable, nearby Lennar developments.

VP Moorman Schumacher stated this is first read so we still have time to take a look at things. She thanked the representatives from Lennar for their presentation.

**Discussion – Concept Plan Review for Tasty Bite Drive Through located at 24710 W. Eames and Retail and Automotive-Oriented Commercial Development**

McMaster stated Bill Slavik came to us a few months ago with to first not only buy the corner property where the vacant car wash was but tear it down and potentially put up something new and exciting. The first of the two plans before the board tonight include a development for a

Tasty Bite drive thru restaurant. Staff is in favor of the project due to the location at a hard corner with a light. It does have some dine in space, but it is mostly for drive through. He invited Mr. Slavik to come up and explain. Mr. Slavik is looking for board direction on these projects to move forward with any kind of further engineering or review on this project so that we can bring this to that corner of Roberts and Route 6.

McMaster explained the second site plan. The location is on the other side of the Demask Medical building. Mr. Slavik is proposing the development of a strip center, with some storage space in the back for each unit. This is not what you think in terms of retail. We're not expecting restaurants or retail in the sense of buying goods. This will mostly be office space. He is proposing a salon suites as an option in there as well along with an office for his development company. We think that's another one that will do well on that property too. He is also looking to construct a second building on this parcel for Carroll Speed.

Mr. Slavik provided additional information on the Carroll speed building. They are basically trying to play off of the Ace's classic cars that we have in Minooka. The Carroll Speed building will have two bays where you can do any kind of customization to your existing car. They will probably bring in some chassis and build cars from ground up. It'll be all kind of high end stuff. Prices will start at \$50,000 and go up from there. They're looking to take one end unit on the far west side to add another Ace's classic cars for Channahon. We'll buy, sell, trade cars out of that west unit and use Carroll Speed to build off of that. If people want to buy a car, but they want to make some modifications. Our parking will meet all the requirements. We broke it down basically by warehouse office space. We're going to put our corporate office in the east side of the first building, all the way to the east. Then we have it designed for six salon suites to go in the second unit. There would be still two units available, but we're kind of occupying most of the building ourselves.

McMaster stated all three of those buildings, including the Demask Medical building, have shared access so that you can get in and around without going back out to US Route 6.

Mr. Slavik stated yes, we have worked with the Dr. Demask and his wife and they want you to know that they fully support the project.

Trustee Perinar stated the property where the car wash was, is the EPA requiring any clean up?

Mr. Slavik stated there's an old tank there we'll have to pump out and crush, but other than that there's nothing. There was nothing found when they did a phase one environmental survey.

Trustee Slocum asked if the tree line will be maintained

Mr. Slavik stated to the west there by the school; we're going to leave as much as we can. On the Demask side, most of those trees we're going to stake it out now the weather's breaking. We will see what we have in terms of trees and get a price for Homer to do some tree removal.

Further discussion regarding easements, shared access and school traffic took place.

Board Direction was to move forward with the proposed developments.

## **FINANCE DEPARTMENT**

### **Discussion – 5-Year Capital Improvement Plan for Fiscal Years 2027-2031 – 2<sup>nd</sup> Read**

Wagonblott stated at the last board meeting we went through in detail the proposed five-year capital plan. There have been no changes since the last meeting. We did have one minor adjustment from the public works department. If the board recalls she previously mentioned an elevator modernization project for \$75,000. There was further research and information gathered.

Dolezal stated the full-blown modernization turned out to be quite a bit more expensive than our initial estimate. We thought we would take a year to evaluate what we do with this. The alternative would be to replace the elevator.

VP Moorman Schumacher stated there are buildings all over 100 years old with elevators.

Dolezal stated it is working, but often it's not working. We put some serious work into it this year with door controllers and panels. We thought we could do some modernization to it, which turned out to be more expensive than initially thought.

Trustee Greco asked if we pass the annual inspection.

Dolezal stated yes.

VP Moorman Schumacher stated that was going to be my next question. Are we not meeting standards?

Dolezal stated no, it gets certified as it's supposed to.

Wagonblott stated that the capital plan includes that \$75,000 that we put in, but it will not appear in the budget when we go through that in about a month. As Dolezal mentioned, we increased the operational repairs and maintenance account to account for some work on the elevator this year. We will hold off on the actual larger capital project until 2028.

### **Discussion – An Ordinance Providing for the Issue and Sale of not to exceed \$85,000,000 of General Obligation Bonds of the Village for the Purpose of Financing Various Capital Improvements and providing for the Levy of Taxes to Pay the Principal of and Interest on the Bonds – 1<sup>st</sup> Read**

Wagonblott stated we have Kyle here from Bernardi securities to give just a brief overview, but as we discussed through the capital plan and as we've discussed at previous meetings, we have several multi-million dollar capital infrastructure projects on the horizon here. Some that have just started and some that will get ramped up in fiscal 2027 and then through 2030. She passed out a condensed summary of the proposed bond ordinance. The ordinance that is on the agenda for tonight is not to exceed \$85 million. The estimate to be spent as of today for both utility and general capital projects comes to about \$77.5 million. Again, we will refine those numbers over the next four to six months before the bonds are issued so that we ensure that we're bonding for only the amount we actually need. That number most likely decrease as we go through this process.

Trustee Scaggs stated so at that time when you fine tune everything, that'll be when we talk about if we're going to do the whole thing with bonds or we're going to borrow or take a few million

out of reserve.

Wagonblott stated absolutely.

Kyle Harding, from Chapman and Cutler, stated his appreciation to work with the village once again in capacity as bond counsel. He prepared the bond ordinance that will be before you this evening. As Wagonblott mentioned, it provides for the issuance of not to exceed \$85 million for various capital improvements and provides for the sale of those bonds as a home rule governmental unit. This is the only authorization that's required in order to issue the bonds. That being said, there is no final pricing before you this evening. What essentially the Village Board is doing by approving the ordinance is authorizing the subsequent sale of the bonds, but they need to be within the parameters or limitations that are set forth in the ordinance. Those include a max PAR amount of \$85 million, a max coupon rate, a max interest rate of 6%, and a max term of 30 years. The final pricing needs to fit within those parameters and also needs to be approved by the designated representatives, which are the Mayor, Village Clerk, Village Administrator, Finance Director and Treasurer. No final pricing is before you tonight. This is the Village Board's approval of the bonds, but the bonds, again, need to fit within those sale parameters and be approved by the designated representatives. He offered to answer any questions about the ordinance.

Trustee Slocum stated you mentioned the 6% rate. That's just the max it could possibly be, right?

Mr. Harding stated yes. In the municipal space there's a desire for investors to have high coupons. That's why its very likely the bonds would not be sold at par. When you talk to your investment banker from Bernardi securities, he'll be talking to you about the yield, and that's what you'll focus on. That's what the cost is. The municipal market has been up and down, but it's definitely been trending very nicely the last few weeks. He'll continue to keep Wagonblott apprised of where those rates are as you get closer to your expected sale date.

VP Moorman Schumacher asked if we want to waive second read?

Wagonblott stated if the board wishes to, that would be great. We could get the process started. If the board wishes to wait until the first meeting in March, that will be fine as well.

Wagonblott stated one other item for discussion. Maggie Churchill, who is currently the accountant in the finance has indicated that retirement will be in either June or July of this year. At last budget meeting, we discussed the pending retirement date from Churchill. Staff is inquiring if the board would approve the finance department posting for an Assistant Finance Director and not filling the accountant position and leaving that vacant. The fiscal 2026 budget did have an expense for overlap for Churchill and the new hire, whether it be an accountant or an Assistant Finance Director. That overlap was intended to have the one on one training with Churchill to be able to pass down the job responsibilities and the duties that she currently does and any additional resources responsibilities. We do have a job description. The process takes several months in order to fill that. We'd be looking to have someone hired by April or May, which doesn't really hit our fiscal 2026 that we're currently in, but there is that potential to do so.

VP Moorman Schumacher asked what is the salary range.

Wagonblott stated if I'm correct, the salary range is between \$91,000 and \$127,400.

Durkin stated that's the current range and not what has been recently been discussed by the board for that position. It's important that we figure out exactly what those salary ranges are going to be.

Trustee McMillin stated just a comment. Not much matters but I took Churchill and Anselme out for lunch the other day just for appreciation and I asked both of them if it comes down to whoever replaces them, if they have a question, can we call them? Both of them said absolutely..

VP Moorman Schumacher stated I'm certain that they would. I don't doubt that at all. Are you looking to start advertising now?

Wagonblott stated she wanted to put it out there and have the discussions open because if there was additional information that was needed, it can be provided to the board.

VP Moorman Schumacher stated that is a pretty broad salary range. Is the hiring amount dependent on qualifications?

Wagonblott stated the job description requires a degree in either accounting or finance.

Durkin stated in 2022 when those the salary range was established, it was indicated that \$91,000 would be an incoming salary for someone who maybe had a degree and didn't have any experience. Then as you moved up through the range, possibly you might see somebody come in and had some experience and might be hired in at a little bit higher above the minimum for the range.

Board Direction was for Wagonblott to email the job description and they would review it, as well as the salary range.

Durkin reiterated the importance of establishing the ranges for other positions because we're going to have some of these that are going to open up

### **POLICE DEPARTMENT**

#### **Discussion – An Ordinance Authorizing the Sale of Certain Personal Property Owned by the Village of Channahon – 1<sup>st</sup> Read**

Bogart stated the police department is in possession of a 2017 Ford Explorer which was originally assigned to patrol and served as the K9 Squad (K9 Hutch). This vehicle currently has approximately 109,339 miles on it with a large amount of idle engine hours due to its unique assignment. Given this use, condition, and wear, it is no longer a viable option for first responder/departmental use, nor would it be suitable for use by Channahon EMA.

VP Moorman Schumacher stated so what do we do with those then?

Bogart stated we both scrap them and have gone to auction. The report on this vehicle was pretty clear that it should not be considered for service elsewhere.

## **PUBLIC WORKS DEPARTMENT**

### **Discussion – Public Meeting Seeking Input on the Village’s Program to Comply with the National Pollutant Discharge Elimination System MS4 Permit**

Dolezal stated the United States Environmental Protection Agency, through the Clean Water Act, delegates authority to the Illinois Environmental Protection Agency (IEPA) to permit stormwater discharges into the Waters of the United States. The regulatory program through which the Village of Channahon discharges to the DuPage River, DesPlaines River, and the Illinois River is known as the National Pollutant Discharge Elimination System (NPDES). The Village is required to make sure the discharges stormwater is free of pollutants to the maximum extent practicable. The Village previously filed a Notice of Intent (NOI) to comply with IEPA general permit conditions of NPDES Permit number ILR40 (MS4 Permit). The current permit became effective on March 1, 2021 and has many varying requirements. The requirements address things such as winter operations and salt storage, climate change, environmental justice, stormwater outfall inspection, wet weather quality monitoring, operation and maintenance plans, and evaluating the effectiveness of best management practices. The measures are:

1. Public Education and Outreach
2. Public Participation
3. Illicit Discharge Detection and Elimination
4. Construction Site Runoff Control
5. Post Construction Runoff Control
6. Pollution Prevention and Good Housekeeping

The Village has adopted ordinances such as its Subdivision and Development Regulations, Stormwater Detention Regulations, and Soil Erosion Regulations along with policies to support its regulatory requirements of its MS4 permit. The Village also files an annual report with the IEPA documenting its efforts to comply with the above measures. The Village has been audited by the IEPA in the past for compliance and there have been only minimal findings that were corrected. The Village is required to hold one public meeting annually where the public is given the opportunity to provide input on the Village’s compliance efforts. This presentation and public comment time addresses that requirement.

### **Discussion – An Ordinance Authorizing the Sale of Certain Personal Property Owned by the Village of Channahon – 1<sup>st</sup> Read**

Dolezal stated we are surplus two internationals to be replaced.

## **COMMUNICATIONS**

### **IRMA – 2025 Member Participation Report**

Durkin stated that's a report that IRMA puts together regarding the various participation rates of the membership. I'm happy to say that Village of Channahon is at 91.7%. We'll be receiving a for our commitment to IRMA. Thanks to Fricke, Bogart and Denton who serve on various subcommittees. Our participation has been consistently above 80% since we started with IRMA.

## **PUBLIC COMMENT**

**EXECUTIVE SESSION**

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

The Committee of the Whole was adjourned at 6:53 p.m.

Submitted by  
Kristin Hall  
Village Clerk

