

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE
MARCH 2, 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, 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 ADMINISTRATOR

Durkin stated he had no formal items for discussion.

ADMINISTRATION DEPARTMENT

Discussion: Wayfinding Sign Design

Petrick reminded the Board that the contract for replacing the wayfinding signs had been previously approved. The initial phase required the vendor to provide design options, and two variations were presented for selection. Petrick noted that the designs are nearly identical, with the primary difference being the inclusion of a watermark on one version. He confirmed that IDOT has already cleared both designs, meaning the Board's preferred option is ready for immediate implementation.

VP Moorman Schumacher expressed a preference for the design featuring the watermark.

Petrick explained that the white portions of the sign, including the lettering and the top band, are reflective. In response to a follow-up from VP Moorman Schumacher regarding whether the watermark itself would reflect, Petrick clarified that it would not, as a reflective watermark would make the sign difficult to read at night.

Trustee McMillin jokingly asked if a level could be added to the budget, implying that the current signs are crooked.

Trustee Slocum agreed with the observation.

Petrick clarified that the current scope of work is limited to replacing the sign panels and does not include the poles. However, he noted that straightening the poles could be handled internally. While it falls outside the vendor's contract, he assured the Board that Public Works regularly adjusts signs and the task could be added to a work order.

The Board directed staff to proceed with the watermark design.

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 – 2nd Read

McMaster stated this item is on the agenda for second read. Both David and Eric are back from Lennar. The proposed development consists of 27 acres and 83- unit single family homes on Southern Crossing behind Walgreens. Additionally, the developer is requesting the following exceptions to various Village Code requirements:

As a departure from Section 156.058(G)(1)(2)(3)(4)(7) respectively:

- To permit a minimum lot area of 4,900 square feet in lieu of 10,000 square feet
- To permit a minimum lot width of 45 feet in lieu of 80 feet
- To permit a front yard setback of 25 feet in lieu of 30 feet
- To permit a side yard setback of 7 feet in lieu of 10 feet
- To permit a floor area ratio of greater than .5

Some additional conditions in the PUD include, but are not limited to:

- 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 to remain a private road;
- Long term maintenance of the roadway to be coordinated between Lennar and Property Owners Association;
- Park property to be dedicated to the Channahon Park District, which I believe they are in the process of doing. They've met with the park district on a couple of occasions;
- Multi use path will be installed throughout the park property by Lennar;
- A dormant SSA will be created over the 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/aluminum
 - Maximum of 5 feet high
 - May not be placed on top of berms to increase fence height
- No above ground pool, sheds, gazebos, other accessory buildings are allowed.
- All homes shall have a full basement.
- Lennar shall comply with anti-monotony requirements for home models and exterior colors.

McMaster asked the board if they had any questions.

Durkin stated he wanted McMaster to go through those because some of those are in the annexation agreement. This is the first time the board is seeing the annexation agreement.

A lengthy discussion took place between the Board and Lennar regarding the different elevations, lot sizes, cost of the homes, concrete driveways and on street parking.

Discussion – An Ordinance Approving and Authorizing the Execution of a Development Agreement with Calatlantic Group, LLC – 1st Read

McMaster highlighted the architectural and performance guidelines included in the agreement:

- The provision of additional brick or stone elements;
- The addition or expansion of porches;
- The addition of gables;
- The inclusion of additional windows or transoms
- The addition of decorative roof elements
- The addition of architectural trim
- The use of additional textured siding
- The utilization of cement-board or wood siding in place on vinyl siding

Durkin stated the agreement includes guidelines on the development of the property, including the construction of utilities and road improvements and other typical development matters such as models, sales offices and trailers, fees and contributions.

Trustee Scaggs asked there are overhangs on the gable roofs.

Lennar stated there are 12-inch overhangs provided.

Trustee McMillin inquired about the specific method used for installing water and sanitary sewer services. He asked whether the lines are cored through the basement wall or routed underneath the foundation. Specifically, he questioned if a hole is punched beneath the basement floor to bring the lines up into the building. Drawing from his experience with Lennar projects in other regions, the Trustee noted a method where "bullets" are pushed underneath the basement for plumbers to access. He asked for clarification on where exactly these lines enter the structure.

Lennar clarified that the services are installed using sleeves through the foundation wall, typically spaced 10 feet apart. Generally, the sewer line enters through the middle, while the water line is positioned toward the outside.

Attorney Silverman advised that if the Board intends to require any modifications to this proposal, those details should be specified clearly when the project reaches the formal approval stage.

FINANCE DEPARTMENT

Wagonblott stated she had no formal items for discussion.

Wagonblott sought guidance from the Board regarding the Village's annual audit. She reported that a partner from Miller Cooper informed her that the firm is exiting the government, school district, and non-profit sectors. The partner is moving to Sikich, a CPA firm with a robust government practice.

Wagonblott noted that while many municipalities are currently struggling to retain auditing firms, Sikich has agreed to honor the final year of Miller Cooper's existing contract at the previously negotiated cost. She recommended transitioning to Sikich for the fiscal year 2026 audit to maintain continuity with the current audit partner. Following the completion of the 2026 audit, she suggested the Village issue a Request for Proposal (RFP) during fiscal year 2027 to evaluate other available firms.

VP Moorman Schumacher concurred, supporting the move to Sikich for the final contract year—provided the pricing remains the same—followed by a formal RFP process. Wagonblott confirmed she would proceed with this plan.

Wagonblott revisited the discussion regarding the Assistant Finance Director position, noting that she had previously emailed requested information to the Board. She aimed to establish a timeline for posting the position, with a goal of having a candidate on board by May 1st to facilitate succession planning before a scheduled departure in June or July.

Trustee Host suggested that, given the difficult job market, the Village might consider lowering the experience requirements to attract entry-level candidates or recent graduates.

Wagonblott cautioned against hiring a candidate without professional experience. She emphasized that as "second-in-command," the role requires a solid accounting background and at least two years of experience to be effective in future succession.

Trustee Scaggs inquired about the long-term career path, which Wagonblott confirmed is ideally designed for the Assistant to eventually succeed the Finance Director.

Petrick suggested a common municipal hiring strategy: posting the full salary range while clearly stating a narrower "expected hiring range." This informs candidates of the immediate starting pay while highlighting the long-term growth potential.

The Board directed the advertisement of the position with the following figures:

Full Salary Range: \$91,000 – \$127,000
Expected Hiring Range: \$91,000 – \$105,000

Trustee McMillin expressed his full confidence in Wagonblott as the Finance Director and in leading the finance department.

Wagonblott concluded that she would move forward with posting the position using the tiered salary range as discussed.

POLICE DEPARTMENT

Bogart stated he had no formal items for discussion.

PUBLIC WORKS DEPARTMENT

Discussion – Award 2026 Route 6 Water Main Improvements

Dolezal stated the Village of Channahon opened bids February 19th 2026 for the 2026 Route 6 Water Main Improvement project. Seven bidders submitted bids for this project with Steve Spiess Construction submitting the lowest qualified bid for this project. The project was bid using ductile iron water main with an alternate cost for PVC. Steve Spiess Construction submitted a bid for ductile iron water main for a project cost of \$1,750,386.00 with an alternate bid price using PVC water main of \$1,453,502.50. Staff recommends award using ductile iron pipe to maintain like materials within our system and meeting our Village ordinance. Higher bid prices

were incurred due to one Route 6 crossing with anticipated pit run and bedrock based on previous experience by bidders in this area. This project consists of 3,590 feet of 16-inch water main, 220 feet of 12-inch water main, and other incidental work.

Discussion – Approval to Purchase Replacement Plant Water Pump Through Xylem Water Solutions

Dolezal stated it is necessary to procure a new Flygt plant water pump that supports operations within the Wastewater Division and is also utilized by the Streets Division. The existing pump was originally installed in 2003. After evaluating repair costs, we have determined that purchasing a new unit is the more economical option, as it is approximately 44% less expensive than rebuilding the current pump. The total expenditure would be \$27,738.70 and is budgeted expense under 30-71-536.000.

Discussion – Resolution for Improvement Under the Illinois Highway Code

Dolezal stated every year we spend motor field tax money on our upcoming road program. To authorize those funds, we have to do a resolution to the state. This case is for \$600,000. I think we've had \$600,000 utilized out of the state MFT fund now for a number of years. There's also a list of the roads we have proposed in our program there as part of this resolution. This money gets mixed with our local MFT money in the project. Ultimately, we're spending about \$1.8 million on the road program. I guess the other thing is once we send this up there and obligate this funding, we're doing it in anticipation prior to the board approving the budget. I mean, it shouldn't matter a whole lot because we're going to spend the \$600,000 out of the \$1.8 million anyways. It's highly unlikely, I think anybody would think of moving the road for a grant down below \$600,000 from what we've seen in the budget now. We look to approve this resolution tonight.

COMMUNICATIONS

PUBLIC COMMENT

EXECUTIVE SESSION

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

The Committee of the Whole was adjourned at 6:52 p.m.

**Submitted by
Kristin Hall
Village Clerk**

