

**CHANNAHON VILLAGE BOARD
BOARD MEETING
MARCH 2, 2026**

VP Moorman Schumacher called the meeting to order at 6:52 p.m. and led the Pledge of Allegiance.

Roll call was taken 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.

CITIZEN/SPECIAL REQUESTS/PUBLIC HEARING/PUBLIC COMMENT

CONSENT AGENDA

- A. Consider Approval – Minutes – Committee – February 16, 2026**
- B. Consider Approval – Minutes – Board – February 16, 2026**
- C. Approve Payment of the Bills List of March 2, 2026 for \$691,142.90**
- D. Approve Payment of Manual Checks of March 2, 2026 for \$13,743.48**
- E. Approve Payment of Net Payroll Expenses for the period ending February 15, 2026 for \$174,119.98**

Trustee Greco stated just one correction to the board minutes on page 3 under community development after the discussion paragraph. I asked about the permit process, not Trustee Slocum.

Trustee Host made a motion to approve the consent agenda with one correction to the February 16th Board Meeting minutes. Seconded by Trustee Perinar.

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

NAYS: NONE

MOTION CARRIED

REPORTS & COMMUNICATIONS FROM VILLAGE OFFICIALS

A. VILLAGE PRESIDENT

VP Moorman Schumacher reminded the Board that the State of the Village address is scheduled for Thursday, March 19th, at the Four Rivers Environmental Center. Invitations have been distributed, and tickets are currently on sale. She noted that the event will include nominations for Citizen of the Year and Business of the Year and encouraged the Board to make suggestions regarding those selections.

VP Moorman Schumacher reported on her recent trip to Washington, D.C., with the Grand Prairie Water Commission. A key focus of the trip was the closing of the WIFIA loan, which represents approximately 49% of the project's funding. While the paperwork has cleared staff

review and is currently awaiting a final signature, she requested Congressman LaHood's office to follow up on the status.

Additionally, the delegation met with federal representatives and senators to request further financial support. She noted that the Commission successfully secured \$1 million through Representative Underwood's office last year and continues to advocate for additional appropriations.

During a legislative brunch held last Friday, several pending state issues were discussed with local senators and representatives.

The Board discussed legislation currently proposed by the Governor's office regarding middle housing, expressing concerns over the potential erosion of local zoning authority.

VP Moorman Schumacher addressed a systemic issue regarding commercial and industrial assessments. She argued that many large-scale properties are not being assessed properly, which disproportionately shifts the tax burden onto residential homeowners. She cited examples, such as 2-million-square-foot buildings in Monee Township receiving tax bills as low as \$150 because they were never reassessed after receiving certificates of occupancy. She advocated for a shift in the "tax pie" where commercial properties pay their fair share, providing meaningful property tax relief for residents without necessarily increasing the total tax levy.

There is currently draft legislation supported by Will County would allow the County Supervisor of Assessments to intervene if a township assessor fails to properly evaluate commercial or industrial properties. This is intended to address the fact that many township offices lack the specialized software or expertise required for complex industrial valuations.

Brief discussions were also held regarding solar and wind farm regulations, FOIA requirements, and the 2025 GPWC Water Commission Report, which has been distributed to the Board.

Trustee Scaggs raised a concern regarding the potential economic impact of this assessment shift, asking if increasing the tax burden on businesses might drive commerce out of the state.

VP Moorman Schumacher clarified that the goal is not to penalize businesses with "higher" taxes, but rather to ensure they are assessed accurately and pay their fair share according to the law. She emphasized that this is a statewide issue caused by technical gaps in how hand-calculated industrial assessments are performed compared to automated residential ones.

B. VILLAGE ADMINISTRATOR

Durkin stated he would like to build on your earlier points. Many communities have submitted comments regarding House Bill 5626, the Governor's proposed housing legislation. To put it briefly, the 30 pages of feedback forwarded to the Governor's office by Hugh O'Hara contained roughly 99% of the same comments across the board.

We all share significant concerns regarding this bill and the potential loss of local control over housing decisions within our communities. He will provide the Board with a synopsis of these comments once we receive the final compilation from the governmental league. Additionally, he has his own comments and copies of the full legislation available; it is approximately 40 pages

long. We were only given about a day and a half to review the bill and provide feedback, which occupied a significant portion of his time last week. While he didn't print copies for everyone today, he asked the board to reach out if they are interested in receiving copies.

VP Moorman Schumacher added her other concern regarding this legislation is the attempt to apply a 'blanket' approach to the entire state. Illinois is home to incredibly diverse communities, ranging from dense urban centers to rural areas in the southern part of the state. It is difficult to see how such broad legislation can be effective for everyone.

She added saw this previously when the state passed solar farm legislation and imposed it statewide; while those regulations are appropriate in some locations, they are entirely misplaced in others. Regarding this housing bill, they have essentially eliminated all parking requirements. That might work in an urban area with robust public transportation, but in our community—where such infrastructure doesn't exist—it creates a major problem.

The state hasn't taken these local realities into consideration. For instance, they are proposing 10-foot front setbacks, which aren't even wide enough to accommodate the utilities required for infrastructure. It is a complete mess, and people are rightfully frustrated. Ultimately, if the state chooses to strip away local authority and centralize all decision-making, it calls into question the very purpose of local government.

C. ADMINISTRATION DEPARTMENT

Petrick stated that he had no formal items

D. COMMUNITY DEVELOPMENT

Consider Approval – 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

Consider Approval – An Ordinance Approving and Authorizing the Execution of a Developmental Agreement with Calatlantic Group, LLC (Lennar) – 1st Read

VP Moorman Schumacher reiterated her position is that we should require brick wrap-around for the garages on two-story models.

Attorney Silverman added believes it is vital to know if the developer agrees to changes before we proceed. He wants to avoid passing an ordinance that the developer doesn't support, only to have them abandon the project and leave us with an unenforceable or undesirable regulation on the books.

Board discussion ensued regarding the requirement of brick around garages for two-story elevations and brick on the window sides of ranch elevations.

VP Moorman Schumacher asked who is responsible for the private drive?

McMaster confirmed it will remain a private road, and will be Lennar's responsibility to maintain.

VP Moorman Schumacher noted the discussion will return to Lennar's input in a moment. The next item is the first reading of the ordinance authorizing the development agreement with CalAtlantic Group. We will hold on that for now.

Attorney Silverman clarified we want these two items—the PUD ordinance and the development agreement—to move forward together."

Lennar stated that regarding elevations A, B, and C, it is critical for Lennar to create clear separation in both price points and aesthetics. That is why they offer these three distinct tiers. Without variation, they cannot distinguish the costs of the homes.

Elevation A is their base model, while Elevation C includes more upgrades, such as additional stone and enhanced architectural features. This hierarchy allows them to create attainable entry points. If they mandate the same masonry requirements across all tiers, that separation disappears, and Elevation A becomes identical to Elevation C.

Naturally, they sell fewer 'A' models than 'B' or 'C,' but Elevation A serves a dual purpose: it provides an accessible entry price and creates visual variance throughout the community. He questioned whether adding more brick truly adds the value they are looking for. They need that base elevation to drive traffic; often, a buyer sees the base model and decides they want to upgrade to a B or C. That sales progression is vital to their business model."

Trustee Perinar asked if a buyer wanted an 'A' elevation but requested additional brick over the garage, would they sell it to them?"

Lennar replied they do not deviate from our established elevations. Their exterior designs are locked in to maintain consistency and cost-control. This discipline applies to the interiors as well; for example, they wouldn't allow a buyer to request 200 custom recessed lights. They achieve our 'attainability' price point by remaining disciplined with our options. It is a fine line to walk."

VP Moorman Schumacher asked when we previously requested the addition of more brick how that was achieved.

Lennar stated that when they first presented these elevations, there was no brick at all. They went back to the drawing board to align with the Shorewood theme. They took elevations already used in Shorewood and modified them; instead of just a wainscot, they ran the front brick over the garage doors to create a different look.

Between the tiers there is a transition from basic brick to stone, and then to a brick-heavy elevation. This creates a \$15,000 to \$20,000 price variation between A and C. This is the exact same product and model being built in Shorewood; in fact, these slides in the presentation were taken directly from that presentation."

The Board continued with a discussion regarding initial assessments, home values, and specific details on price points and lot sizes in the Shorewood development.

Trustee Slocum made a motion to approve 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 and waive second read and approve An Ordinance Approving and Authorizing the Execution of a Developmental Agreement with Calatlantic Group, LLC (Lennar). Seconded by Trustee Scaggs.

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

NAYS: Host MOTION CARRIED

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

McMaster stated on the agenda will be Whispering Oaks Unit 5. That'll be the final phase for that development.

E. FINANCE DEPARTMENT

Wagonblott stated she had no formal items for discussion.

F. POLICE DEPARTMENT

Bogart stated following up on Trustee Slocum's request for the compression brakes on Bluff Road, we provided training to all the officers to familiarize them with the ordinance. Special thanks to Dolezal for reaching out to the county. There'll be some signs installed.

He added that as history has taught us when our nation engages in military action, there is potentially a response in the homeland. He wants to remind everybody about situational awareness, if you see something, say something. Don't hesitate to call any one of the officers or 911 at any time. They will be there to respond.

PUBLIC WORKS DEPARTMENT

Consider Approval – Award 2026 Route 6 Water Main Improvements

Consider Approval – Approval to Purchase Replacement Plant Water Pump through Xylem Water Solutions

Consider Approval – Resolution for Improvement Under the Illinois Highway Code

Trustee Scaggs made a motion to Award 2026 Route 6 Water Main Improvements, Approval to Purchase Replacement Plant Water Pump through Xylem Water Solutions and Resolution for Improvement Under the Illinois Highway Code. Seconded by Trustee Greco.

ROLL CALL AYES: Greco, Host, 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 had two items to share. First, the leadership breakfast last Friday featured a great presentation and a very impressive tour. The new field house is shaping up to be a significant draw for the community; She understands they are already receiving rental inquiries for the facility. This increased activity will likely drive demand for more local restaurants, as visitors

will need places to dine. Hopefully, this project will generate continued growth for our community.

Second, she had a question regarding the St. Elizabeth residence. Have there been any recent activity or communication regarding that site? Her understanding was that they originally planned to add two more buildings, and she knows there is a substantial waiting list for those units

Petrick responded that it has been a couple of years since we last saw movement on that. They initially submitted an early concept plan but subsequently withdrew it. He doesn't want to speculate, but it's possible that Catholic Charities currently lacks the necessary funding for new construction, or perhaps there are other internal factors at play.

Trustee Perinar asked if there is a way for us to reach out and determine their status. There is clearly space for two additional buildings, and we know they would fill up immediately. She thinks it would be beneficial to call them and find out where the project stands.

Petrick stated staff will follow up and provide an update.

Trustee Scott Slocum and Trustee Scott McMillin – Community Development

Trustee Slocum reported that Mr. McMaster has received a site plan for a four-unit retail strip center featuring a Dunkin'. The proposed site is located directly across from Thornton's, on the north side of Route 6, west of the Thornton's property. Additionally, a site plan has been submitted for a 10-unit townhouse development at the intersection of Bell Road and Route 6.

Trustee Host asked if the developer intended to close the existing Dunkin' location upon completion of the new site.

McMaster confirmed that they do plan to close the other location and are aiming to present the proposal to the Planning Commission in April.

Trustee McMillin provided an update on the Bridge Street multi-use path, noting that he and Durkin recently conducted a site visit. While progress has been made, he noted that the current status is still not fully satisfactory.

Regarding the property near the mounds, Trustee McMillin clarified a common misconception that he previously believed the IDNR owned the property by the mounds; however, it is actually owned by the Illinois State Museum. With the Board's consensus, he intends to travel to Springfield to meet with museum officials directly. He wants to determine if the Village and the Township can collaborate to demolish the existing structures and replace them with a high-quality observation deck for the mounds.

He added that the Forest Preserve owns the land to the west and expressed a desire to see this project completed sooner rather than later. He confirmed the site is officially known as Briscoe Mounds.

VP Moorman Schumacher suggested if he is meeting with the Illinois State Museum to please inquire about the artifacts. It has long been rumored that they hold artifacts belonging to our area and would be willing to return them if we had a proper facility to house and display them.

Trustee McMillin responded that his initial goal is simply to gather information. He doesn't want to lead with a request for the artifacts just yet; He wants to avoid a 'no' before we establish the facts. His priority is to confirm exactly what is possible at the site. He assumed it was IDNR land because they own the property adjacent to the Township Hall, while ExxonMobil owns the frontage on Front Street, which they acquired following the refinery release. This could be a premier attraction for our town, and he will report back to the Board with his findings before we take any formal steps.

Trustee Mark Scaggs and Trustee Chantal Host – Public Works and Facility

Trustee Scaggs asked if we found out anything out from my IDOT about the signalizations on the west side.

Dolezal stated nothing since we last talked.

Trustee Host stated the Channahon Police Department is partnering with the Citizens Police Academy Alumni association for the upcoming DEA Drug Take Back to be held on April 25th. Community members with the expired or unused prescription medications are encouraged to take advantage of this opportunity to safely and anonymously dispose of those items and clear out their medicine cabinets. The event will be held in the police department parking lot from 10am to 2pm on again. The CPAA raised \$1,500 to support law enforcement torch run for the special olympics. Officer Lazzari works on board for the Jaguars Hockey Club in Joliet. He helped organize a charity hockey game that raised \$3,700 for project Head Space and Timing, an organization dedicated to promoting positive mental health practices for our nation's veterans.

Trustee Perinar also reminded everyone we spring ahead on the Saturday coming up.

VP Moorman Schumacher reminded the board that the next Regional partners traffic meeting is March 11th at 8:30 a.m. Trustee Perinar will attend if nobody else is available. But if somebody else wants to go, please let us know.

- 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**
- **Property Acquisition**

Trustee Scaggs made a motion to open Executive Session at 7:42 p.m. for Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon and Property Acquisition. Seconded by Trustee Slocum.

