

**CHANNAHON VILLAGE BOARD  
BOARD MEETING  
MARCH 20, 2023**

VP Moorman Schumacher called the meeting to order at 7:08 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, 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.**

**CITIZEN/SPECIAL REQUESTS/PUBLIC HEARING**

**A. Public Hearing – Continuation – Annexation Agreement between the Village of Channahon, a Municipal Corporation of Will and Grundy Counties, Illinois and Equity Trust Company Custodian F/B/O Paul Swanson IRA**

Trustee Host made a motion to re-open the Public Hearing for Annexation Agreement between the Village of Channahon, a Municipal Corporation of Will and Grundy Counties, Illinois and Equity Trust Company Custodian F/B/O Paul Swanson IRA at 7:09 p.m. Seconded by Trustee Greco.

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

**NAYS: NONE**

**MOTION CARRIED**

Durkin stated the attached ordinance authorizes the execution of an annexation agreement for 32.11 acres of property located at the northeast corner of US Route 6 and Sand Ridge Road. The developer, Equity Trust Company Custodian, F/B/O Paul Swanson, IRA, is seeking to annex the property to allow for the development of a cartage facility/truck terminal as a special use under the I-1 Limited Industrial Zoning District. The use is intended to include a fuel island and fuel storage tank and also include truck repair and maintenance ancillary to the principal use. The agreement provides the Village will annex, zone and grant a special use permit for the development as proposed which will occur after closing of the property purchase. The agreement also includes the following additional provisions from the typically standard provisions:

The developer will provide detailed final plans for landscaping, signage, engineering and file site layout with a final site plan submittal and approval prior to any building construction;

Provides the developer connect to Village water facilities up to 5 years after notification of availability calculated as follows:

The total cost associated with the extension of a Potable Water commencing at the Village Water Tower located near the intersection of U.S. Rt. 6 and Ridge Rd west to the intersection of U.S. Rt. 6 and Brisbin Rd shall be calculated. The total costs shall include but not be limited to costs of materials, design, construction, engineering, legal, easement acquisition and all other costs reasonably necessary to complete the Potable Water Extension described above (the "Total Water

Line Costs”). The amount to be paid upon connection shall be one and six tenths (1.6%) percent of the Total Water Line Costs but not in no event to exceed two hundred fifty thousand (\$250,000) dollars.

Provides the developer connect to Village sewer facilities up to 5 years after notification of availability calculated as follows:

At the time of connection, the Owner will be liable for any recapture costs due for the installation of off-site sanitary sewer lines that are servicing the property. The amount due shall be four percent (4%) of the amount necessary to provide sanitary service to the sanitary subarea, as defined in Exhibit F of the agreement. The maximum amount of recapture due shall be \$50,000. Should the subject property further subdivide and separate users connect to the sanitary system each property owner shall pay their pro-rata share to be calculated as a ratio formulated by the individual property area divided by the total sanitary subarea of 809 acres.

Sewer and water tap fees shall be paid in the amount currently set forth in code for a period of one (1) year after the Village provides notice that services are available. If these fees are not paid prior to the expiration of this one-year period, then in that event at the time of connection, the amount required shall be calculated using the then current Village Code. The agreement also provides for the pre-payment of tap on fees.

The developer will grant all necessary easements along US Route 6 for the extension of utilities;

The developer will comply with all IDOT requirements for improvements to Rt. 6 and provide all necessary ROW dedications at their cost.

Durkin stated that nothing has changed with this agreement since the first Public Hearing. Any outstanding issues were worked out between the purchase contractor, Paul Swanson and Rush Trucking.

Trustee McMillin asked if we will get the fuel tax from this location.

Durkin stated that the Special Use Permit states that no retail sales will occur on that site. Fuel is only to be provided for their operation, but we will make sure that if there is any sales tax available, that we receive it.

Attorney Silverman stated that if they are using the fuel for their vehicles, there probably won't be any sales tax.

Trustee McMillin stated that what happens if they sell fuel.

Durkin stated that if they sell fuel we will make sure that is addressed accordingly and that the proper taxes are paid.

Mrs. Karen Smith stated she wanted to inquire about the water and sewer tap on for the company developing. Can we not get that money paid upfront, so the Village can properly invest it, so when it comes time for them to have the water accessible? If the Village received the money in advance, at the time of sale, that the Village could invest that money, to have proper growth on the funds.

Attorney Silverman stated that we do not have the sewer and water available at this point. There is a provision that they are going to pay their proportionate share. In the interim, because we don't have water and sewer; they will have to put in a well and septic. They have a pretty significant amount of upfront cost initially.

Further discussion took place regarding the sewer and water tap on, as well as the fuel sales tax.

Trustee Slocum made a motion to close the Public Hearing for Annexation Agreement between the Village of Channahon, a Municipal Corporation of Will and Grundy Counties, Illinois and Equity Trust Company Custodian F/B/O Paul Swanson IRA at 7:19 p.m. Seconded by Trustee Scaggs.

**ROLL CALL AYES: Greco, Host, McMillin, Perinar, Scaggs and Slocum.**  
**NAYS: NONE** **MOTION CARRIED**

**B. Public Hearing – Applications for an Amendment to the Special Use Permit for Planned Unit Development for Phase 4 and 5, and Rezoning of Phase 5: Villas of Keating Pointe Phases 4 and 5 – Keating Pointe and Rivers Plaza Subdivision filed by Core Homes, LLC**

Trustee Perinar made a motion to open the Public Hearing for Applications for an Amendment to the Special Use Permit for Planned Unit Development for Phase 4 and 5, and Rezoning of Phase 5: Villas of Keating Pointe Phases 4 and 5 – Keating Pointe and Rivers Plaza Subdivision filed by Core Homes, LLC at 7:19 p.m. Seconded by Trustee Scaggs.

**ROLL CALL AYES: Greco, McMillin, Perinar, Scaggs and Slocum.**  
**NAYS: NONE** **ABSTAIN: Host** **MOTION CARRIED**

Durkin stated the attached ordinance authorizes the execution of a second amendment to the annexation agreement to allow for the construction of additional villa homes in the Keating Point subdivision. Specifically, this amendment allows for:

Additional villa homes to be constructed on existing townhome lots according to a resubdivision of Keating Pointe Subdivision Phase 4 and approval of a rezoning from C-3 General Business to R-1 Single Family Residence and Phase 5 subdivision plat to allow for the development of villa homes on a 7.9-acre site previously contemplated and currently zoned for commercial development.

The authorization for an amendment to the special use for a planned unit development consistent with the plans and specifications attached as exhibits.

Specific exceptions to the Village Code regarding building setbacks, minimum lot sizes and minimum lot widths in the R-1 single family residential zoning district that will allow for the construction of the villa homes consistent with current and previously approved plans. The vacation of a portion of Right of Way for Three Gables Drive to be incorporated in the proposed development plans.

Petrick stated that we have a whole lot of things on the agenda and he is going to break it down in a couple easy pieces. He explained the plans for Phase 4 and Phase 5 to the Board. We did plug into the Annexation Agreement, all of the necessary landscaping, all of the elevations, so it is part of the PUD and Special Use Permit. There will be no deviations from anything previous. He also stated that this was seen by the PZC last week where it received a favorable 6-0 vote.

Trustee Slocum commented that there is no more additional density to the development.

Petrick stated that is correct. The developer is proposing a reduction in density, especially in Phase 4. He stated that went from four units to three units, in two different spots, so it's a reduction of two.

VP Moorman Schumacher stated that the residents have said, as long as it is more Villas, they have no objections.

Trustee Slocum made a motion to close the Public Hearing for Applications for an Amendment to the Special Use Permit for Planned Unit Development for Phase 4 and 5, and Rezoning of Phase 5: Villas of Keating Pointe Phases 4 and 5 – Keating Pointe and Rivers Plaza Subdivision filed by Core Homes, LLC at 7:25 p.m. Seconded by Trustee Scaggs.

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

**NAYS: NONE**

**ABSTAIN: Host**

**MOTION CARRIED**

## **PUBLIC COMMENT**

### **CONSENT AGENDA**

- A. Consider Approval – Minutes – Committee – March 6, 2023**
- B. Consider Approval – Minutes – Board – March 6, 2023**
- C. Consider Approval – Minutes – Executive Session – March 6, 2023**
- D. Approve Payment of the Bills List of March 20, 2023 for \$214,548.93**
- E. Approve Payment of Manual Checks of March 20, 2023 for \$2,193.60**
- F. Approve Payment of Net Payroll Expenses for the period ending March 5, 2023 for \$142,195.05**

Trustee Scaggs made a motion to approve the consent agenda as read. Seconded by Trustee Greco.

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

**NAYS: NONE**

**MOTION CARRIED**

## **REPORTS & COMMUNICATIONS FROM VILLAGE OFFICIALS**

### **A. VILLAGE PRESIDENT**

#### **Consider Approval – Hiring of Administration Interns**

Trustee Slocum made a motion to approve the Hiring of Administration Interns. Seconded by Trustee Perinar.

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

**NAYS: NONE**

**MOTION CARRIED**

VP Moorman Schumacher stated that she reached out to the State's Attorney's Office and they have graciously offered to come out to participate in an informational event. She stated that tomorrow afternoon at 4 p.m., at the Junior High multi-purpose room, they will be offering the Senior Scam Prevention presentation. It is geared towards seniors but not limited to seniors, so anyone who would like to attend is welcome to attend.

### **B. VILLAGE ADMINISTRATOR**

#### **Consider Approval – An Ordinance Approving the Annexation Agreement for the Swanson/Rush Project – 2<sup>nd</sup> Read**

Trustee Scaggs made a motion to approve An Ordinance Approving the Annexation Agreement for the Swanson/Rush Project. Seconded by Trustee Host.

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

**NAYS: NONE / ABSTAIN: VP Moorman Schumacher MOTION CARRIED**

**Consider Approval – An Ordinance Authorizing the Execution of the Second Amendment to the Annexation and Development Agreement Between the Village of Channahon, a Municipal Corporation of Will and Grundy Counties, Illinois and Core Homes, LLC - 1<sup>st</sup> Read**

Trustee Slocum made a motion to waive second read and approve An Ordinance Authorizing the Execution of the Second Amendment to the Annexation and Development Agreement Between the Village of Channahon, a Municipal Corporation of Will and Grundy Counties, Illinois and Core Homes, LLC. Seconded by Trustee Scaggs.

**ROLL CALL AYES: Greco, McMillin, Perinar, Scaggs, Slocum and VP Moorman Schumacher.**

**NAYS: NONE      ABSTAIN: Host      MOTION CARRIED**

**Consider Approval – A Special Ordinance Authorizing the Ceding of Private Activity Bonding Authority – 1<sup>st</sup> Read**

Trustee Perinar made a motion to waive second read and approve A Special Ordinance Authorizing the Ceding of Private Activity Bonding Authority. Seconded by Trustee Scaggs.

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

**NAYS: NONE      MOTION CARRIED**

**Consider Approval – Authority to Advertise for the Position of GIS Tech**

Trustee Slocum made a motion to approve Authority to Advertise for the Position of GIS Tech. Seconded by Trustee Greco.

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

**NAYS: NONE      MOTION CARRIED**

**Consider Approval – Purchase and Sale Contract for Property Located at 25450 W. Eames Street**

Trustee Host made a motion to approve the Purchase and Sale Contract for Property Located at 25450 W. Eames Street. Seconded by Trustee Perinar.

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

**NAYS: McMillin      MOTION CARRIED**

**Discussion – Statistical Monthly Report – February 2023**

Durkin stated the monthly report was attached if there were any questions.

### **C. COMMUNITY DEVELOPMENT & INFORMATION**

**Consider Approval – An Ordinance of the Village of Channahon, Will and Grundy Counties, Illinois Amending a Special Use Permit for Planned Unit Development including a Preliminary Plat at Certain Property known as Keating Pointe – 1<sup>st</sup> Read**

**Consider Approval – An Ordinance Rezoning Certain Property to R-1 Single Family Residence District in the Village of Channahon, Will and Grundy Counties, State of Illinois, Villas of Keating Pointe Phase 5 – 1<sup>st</sup> Read**

**Consider Approval – Final Plat of Subdivision: Villas of Keating Pointe Phase 4**

**Consider Approval – Final Plat of Subdivision: Villas of Keating Pointe Phase 5**

Trustee Scaggs made a motion to waive second read and approve An Ordinance of the Village of Channahon, Will and Grundy Counties, Illinois Amending a Special Use Permit for Planned Unit Development including a Preliminary Plat at Certain Property known as Keating Pointe, waive second read and approve An Ordinance Rezoning Certain Property to R-1 Single Family Residence District in the Village of Channahon, Will and Grundy Counties, State of Illinois, Villas of Keating Pointe Phase 5, approve Final Plat of Subdivision: Villas of Keating Pointe Phase 4 and approve Final Plat of Subdivision: Villas of Keating Pointe Phase 5. Seconded by Trustee Greco.

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

**NAYS: NONE**

**ABSTAIN: Host**

**MOTION CARRIED**

Petrick stated that he just wanted to take a minute to thank Karen James for all the work she put into putting this project together.

**Consider Approval – Site Plan Amendment for Channahon Industrial Park, Lot 24, 24053-24059 S. Municipal Dr.**

VP Moorman Schumacher stated that this is the property that the gentlemen were talking about at the committee of the whole meeting earlier. She inquired as to who is asking for the Site Plan Amendment.

Petrick stated that the building owner is the applicant. The septic system is shared for all of the units, so it is a common problem that vehicles are exiting the building and traversing over the septic area.

Trustee Slocum asked if the building owner is an occupant.

Petrick stated that the building owner is not operating a business there; he just owns the building.

Further discussion took place regarding the proposed use in the building. The board would like more information regarding the proposed use of the property prior to considering approval.

This item was tabled.

**Discussion – Statistical Monthly Report – February 2023**

Petrick stated the monthly report was attached if there were any questions. He handed out hard copies of the Annual Report and if anyone needs anymore copies, please let him know.

VP Moorman Schumacher stated that it is also available on the website.

**D. FINANCE DEPARTMENT**

**Reminder – Budget Workshop for Fiscal Year 2023 – 2024 Proposed Budget on Saturday, March 25, 2023 at the Channahon Municipal Building at 8:00 a.m.**

**Discussion – Statistical Monthly Report – February 2023**

**Discussion – Finance Treasurer’s Report – February 2023**

Wagonblott stated the monthly reports were attached if there were any questions.

### **E. POLICE DEPARTMENT**

**Consider Approval – An Ordinance Adopting the Village of Channahon Department of Human Resources & Police Department Procedure for Police Officer Recruitment**  
Trustee Host made a motion to waive second read and approve the **An Ordinance Adopting the Village of Channahon Department of Human Resources & Police Department Procedure for Police Officer Recruitment**. Seconded by Trustee Perinar.

**ROLL CALL AYES: Greco, Host, McMillin, Perinar, Scaggs and Slocum.**  
**NAYS: NONE** **MOTION CARRIED**

### **Discussion – Statistical Monthly Report – February 2023**

Casey stated the monthly report was attached if there were any questions. He would ask for Board Direction on putting together an eligibility list. We have one vacancy with the resignation of Valerie Hartman and we are looking to replace her as soon as we can; we are still looking for a candidate.

VP Moorman Schumacher asked if we area testing.

Casey stated yes and intend on putting together an eligibility list.

Board Direction was move forward with the testing and the eligibility list.

### **F. PUBLIC WORKS DEPARTMENT**

**Consider Approval – Adler Roofing and Sheet Metal Inc. Building Repair Proposal**  
**Consider Approval – An Ordinance Vacating a Portion of Right-of-Way in the Village of Channahon, Three Gables Drive – 1<sup>st</sup> Read**  
**Consider Approval – A Resolution Authorizing Dedication and Acceptance of a Drainage Easement, 25552 S. Ridge Road**  
**Consider Approval – Hire Seasonal Laborers**

Trustee Perinar made a motion to waive public bid and approve the Adler Roofing and Sheet Metal Inc. Building Repair Proposal, waive second read and approve An Ordinance Vacating a Portion of Right-of-Way in the Village of Channahon, Three Gables Drive, approve A Resolution Authorizing Dedication and Acceptance of a Drainage Easement, 25552 S. Ridge Road and approve the Hiring of Seasonal Laborers. Seconded by Trustee Perinar.

**ROLL CALL AYES: Greco, Host, McMillin, Perinar, Scaggs and Slocum.**  
**NAYS: NONE** **MOTION CARRIED**

### **Discussion – Statistical Monthly Report – February 2023**

Dolezal stated the monthly report was attached if there were any questions.

### **G. VILLAGE ATTORNEY**

Village Attorney David Silverman stated that he had no report.

### **COMMITTEE REPORTS**

**Trustee Sam Greco – Finance/Human Resources – No Report.**

**Trustee Scott Slocum – Community Development – No Report.**

**Trustee Patricia Perinar – Community & Legislative Affairs**

Trustee Perinar reminded the Board to fill out their Statement of Economic Interest, they have to be filed by May 1<sup>st</sup>.

**Trustee Chantal Host – Public Safety/Emergency Support**

Trustee Host stated with our Police Department, we have begun the annual wellness check for all our members. This was an initiative that started years before it was required through the CPI and has been built upon each year. The Police Department takes employee health very seriously and they take a holistic approach to a clear mind, body and spirit. This year, the department has added the Lexipol Cordico Wellness App, which is very interactive. It doesn't just go to the employees but it is extended to their spouses and all retirees. It is a very good resource. Officer Nick Vancura has officially begun his School Resource duties at South Campus. He will finish out the school year and in the fall he will switch over to District 17.

Trustee Perinar stated that Officer Vancura is doing a fabulous job. She sees him all the time at the school so please thank him for doing a great job.

**Trustee Scott McMillin – Natural Resources and Open Spaces – No Report.**

**Trustee Mark Scaggs – Public Works and Facility – No Report.**

**OLD BUSINESS / NEW BUSINESS**

**EXECUTIVE SESSION**

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

**2. Purchase or Lease of Real Estate**

Trustee Perinar made a motion to open Executive Session at 7:43 p.m. for Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon and Purchase or Lease of Real Estate. Seconded by Trustee Slocum.

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

**NAYS: NONE**

**MOTION CARRIED**

Trustee Slocum made a motion to close Executive Session at 7:57 p.m. for Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon and Purchase or Lease of Real Estate. Seconded by Trustee Greco.

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

**NAYS: NONE**

**MOTION CARRIED**

Dolezal stated that the City of Joliet has the water agreement with the City of Chicago and the City of Chicago has moved that to their council, as of last week. He also stated that it looks like it is going to get voted on and it looks like it is more favorable than the preliminary agreement. He further stated that agreement should be in place by mid-April.

**ADJOURNMENT**

Trustee Scaggs made a motion to adjourn the meeting at 7:58 p.m. Seconded by Trustee Slocum.

**VERBAL ROLL CALL: ALL AYES**

**MOTION CARRIED**

**Submitted by  
Kristin Hall, Village Clerk**

