

**CHANNAHON VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING  
APRIL 3, 2023**

VP Moorman Schumacher called the meeting to order at 6:02 p.m. 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.**

**ADMINISTRATION DEPARTMENT**

**Discussion – A Resolution Approving the Execution of a Purchase Agreement and the Authorization of the Purchase of Certain Real Estate, 25450 W. Eames Street**

Durkin stated the attached resolution authorizes the execution of a purchase agreement for the property located at 25450 W. Eames Street. The Village Board voted favorably on the purchase of the property at the March 20, 2023 Village Board meeting and the contract was executed by both parties. The resolution is required by the title company as part of the property transfer process.

**COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS**

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

Petrick stated AJ Inter Estate, LLC is requesting approval of a site plan amendment for the rear pavement area of Channahon Industrial Park Lot 24. The revised pavement design would serve to alleviate further damage to the septic system being caused by an inadequate turning area for vehicles exiting the building through the rear bay doors. The connected parking lot improvements on adjacent Lot 30 are currently under construction and are nearing completion. Engineering has been reviewed and all requested revisions have been made to the site plan. He A building permit would be required for construction of the proposed improvements and Will County Health Department approval would be required as part of the issuance of a building permit.

**PZC RECOMMENDATION:**

The PZC considered the request at their regular meeting held on March 13, 2023 and Commission discussion focused on the following:

- Confirmation that the revised pavement area would not have impact on adjacent Lot 29 to the rear of Lot 24;
- Clarification of the number of units/tenants in the building and which units had bay doors, The building has three (3) tenant spaces. The south unit has bay doors exiting to the south side of the building. The north unit does not have bay doors. The middle unit has bay doors on both the east and west sides of the building.

A motion was made to recommend the Village Board approve the Site Plan Amendment and the motion was approved by a 6-0 vote.

VP Moorman Schumacher stated that she did ask the property owner to come in and meet to go over everything. Bob Moorman is also here for technical advice. Her only question was about combining the Property Index Numbers to include the adjacent parking lot. The amendment is for the expansion of the concrete apron at the back of the building to stop the damage to the septic. She inquired if the Health Department has been out.

Bob Moorman stated that what is happening now has been happening since the building was built. The septic tank is directly out the back door of that building and what has been happening for years; is when they exit the building, the drive aisle isn't big enough and they are running over the corner of the septic tank. The owner wants to correct that. He further stated that Zeiter's has designed the whole septic system so we have enough room. He is confident that they will receive approval from the Will County Health Department.

### **FINANCE DEPARTMENT**

#### **Discussion – An Ordinance Adopting the Village of Channahon Annual Budget for Fiscal Year 2023-2024 (May 1, 2023 - April 30, 2024) – 1<sup>st</sup> Read**

Wagonblott stated we have the Public Hearing at the Board meeting so we will discuss this item at that time.

### **POLICE DEPARTMENT**

Casey stated he had no formal items for discussion.

### **PUBLIC WORKS DEPARTMENT**

#### **Discussion – Approval of Requisition of Bulk Rock Salt**

Dolezal stated Central Management Services has sent out its invitation to participate in its bid for bulk rock salt. This is the program the Village has previously used to acquire its salt. Bulk rock salt was budgeted at \$153,000 for 1800 tons in the recently proposed FY23-24 budget. This year's mild winter has resulted in very low salt use and, therefore, Public Works staff believes that next year's purchase can be greatly reduced. The proposed budget now includes \$1,870 for a requisition of 22 tons of rock salt.

### **COMMUNICATIONS**

VP Moorman Schumacher stated that INEOS made an announcement that they were going to construct a \$100-million-dollar expansion to their plant, south of the river. A press release came out stating this is a chemical recycling plant. State legislation passed several years ago allowing them to do that. This is proposed to be a styrene recycling facility. They are already operating and this facility is located in Chemical Industrial Area in unincorporated Will County.

Petrick stated that he is on the advisory board for DuPont. He explained the recycling process to the Board. This is not a chemical recycling facility per se. It is a chemical process to break down the styrene into its component parts which are utilized to manufacture other products.

### **PUBLIC COMMENT**

### **EXECUTIVE SESSION**

#### **1. Purchase or Lease of Real Estate**

Durkin stated that we can discuss this at the Board meeting, it is a quick update on the property we've been discussing.

The Committee of the Whole was adjourned at 6:15 p.m.

Submitted by Kristin Hall, Village Clerk

