

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
MAY 16, 2022**

VP Moorman Schumacher called the meeting to order at 6:00 p.m. with Trustees Greco, 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 – An Ordinance Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the “Tryon Street” Redevelopment Project Area – 1st Read
Discussion – An Ordinance Designating the “Tryon Street” Redevelopment Project Area of Said Village a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act – 1st Read

Discussion – An Ordinance Adopting Tax Increment Allocation Financing for the “Tryon Street” Tax Increment Finance District – 1st Read

Durkin stated that these will be discussed and a presentation will be given, by Mary Thompson of Kane McKenna, during the Public Hearing at the Board Meeting. He stated that the ordinances are on the agenda tonight but they cannot be approved until a minimum of 14 days after the Public Hearing. He also stated that these ordinances and the Intergovernmental Agreement that we have worked out with the representatives of the taxing bodies will be on the next Board agenda for approval, pending the outcome of the public hearing.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Discussion – Approval Site Plan Channahon Fire Station 2

Petrick stated the Channahon Fire Protection District is requesting approval of a final site plan. He stated approval of the request would allow for the construction of a new 7,350 square foot Station #2 with three (3) bay doors and access from Thomas Dillon Drive. He also stated the proposed station would be a replacement for the current Station #2 located on McClintock Road. He further stated the new Station #2 would be located on the west side of Thomas Dillon Drive north of Speedway and the Manor Motel. He stated that on April 18, 2022 the Village Board of Trustees approved a change of zoning from A-1 to C-3 for the purpose of the fire station. He also stated however, due to outstanding engineering issues, it was preferred by the Board to wait to approve the site plan until such time as discrepancies were resolved. He further stated that while the final engineering is not yet approved, there has been agreement on the outstanding issues. He stated mainly, Thomas Dillon Drive will not be open-cut and trenched for utility connections. He also stated that a complete review has not been received by the Village’s consulting engineer. He further stated with all parties in mutual understanding, it is staff’s recommendation that the Village Board of Trustees approve the site plan contingent to final review and approval of engineering by staff.

Discussion – An Ordinance Approving the Adoption of updating Building Code Requirements – 1st Read

Petrick stated building codes are updated by the International Code Council (ICC) every 3 years. He stated it has been the continued practice of the Village of Channahon that updated codes be adopted every other revision. He also stated that building codes were last updated in February of 2017, when the 2015 codes were adopted. He further stated it is now proposed to move forward with the 2021 code version, with some amendments to specific to the Village of Channahon - as is typical with any code adoptions.

| | Current | Proposed |
|---|---------|----------|
| International Building Code | 2015 | 2021 |
| International Residential Code | 2015 | 2021 |
| International Fire Code, with amendment | 2015 | 2021 |
| International Mechanical Code | 2015 | 2021 |
| International Property and Maintenance Code | 2015 | 2021 |
| Illinois Energy Conservation Code | 2015 | 2021 |
| International Fuel Gas Code | 2015 | 2021 |
| International Swimming Pool & Spa Code | 2015 | 2021 |
| National Electric Code | 2014 | 2020 |

Trustee McMillin entered the meeting at 6:12 p.m.

Petrick stated the amended sections of the building code are attached as a supporting document. He provided a summary of changes is below:

- Concrete washout containment boxes will be required for all concrete work on any job site.
- 3-inch stone driveway base will be required to be installed at the time of excavation of a building site.
- All third-party fees shall be paid directly to the third-party vendor for any review at the time of submittal.
- Torque testing is required on lugs for 400-amp or greater electric services
- Anchor bolt inspection will be required for sill plates prior to the decking being installed.
- Language clarification for the installation of yard turf.
- Requirements continue to be front and side yards are sodded, rear yard may be sodded or seeded. This does not change.
- Fees: Changes to building permit and impact fees are highlighted below. The adoption of the fee schedule below would increase the cost to construct a 2,000 square foot single family home by \$539, and a 2,500 sq. ft. home by \$625. Of these amounts, \$194 is impact fees to other districts. This represents a total permit

increase of about 3.85%, when considering all other impact fees and utility connections. In the period of time since the last fee increase, the Consumer Price Index has risen 18.02%.

| | Current | Proposed | |
|--|-----------|-----------|--|
| Residential new construction or additions, per sqft. | \$ 0.65 | \$ 0.80 | |
| Plan Review Fee (as a % of permit value) | 15% | 15% | |
| Commercial / Industrial Buildings per sqft. | | | |
| - First 5,000 sqft | \$ 0.35 | \$ 0.35 | The amount of time |
| - 5,001 to 10,000 sqft | \$ 0.25 | \$ 0.25 | |
| -10,001 to 20,000 sqft | \$ 0.15 | \$ 0.15 | |
| -20,001+ sqft | | | |
| Accessory or Auxiliary Structures in excess of 250 sqft. | \$ 0.40 | \$ 0.80 | Note: Park District School District impact are not within Chapter of the |
| Alterations, decks, sheds, etc. | | | |
| - Value of \$10,000 and under | \$ 70.00 | \$ 100.00 | |
| - Value of \$10,001 and over (per \$1,000) - min. \$100 | \$ 7.00 | \$ 8.00 | |
| -Decks attached to principal structure (minimum) | \$ 100.00 | \$ 150.00 | |
| Fire Protection District Fees | | | |
| -Per Dwelling Unit | \$ 250.00 | \$ 400.00 | |
| -Commercial/Industrial, per sqft | \$ 0.05 | \$ 0.05 | |
| Library District Fees | | | |
| - Per dwelling unit | \$ 56.00 | \$ 100.00 | |

and fees 151 Municipal Code of Ordinances, and will be evaluated separately based on any revision of the value of land per acre.

Trustee Scaggs asked if the Park District and Fire District asked for an increase to the impact fees or if we just did that unilaterally.

Patrick stated that they have been asking for an increase and we have done a study with neighboring communities and it is in line to give increases to those categories.

- The to rebuild after a total loss and not pay impact fees has been increased from 6 months to 1 year.
- No refunds of any fees paid without board approval.

Amendments to one and two family dwelling codes:

- R 106.1 Submittal Documents: To read: Two sets of construction documents and one electronic version for all single and two family residence, multi-family, condominiums, and townhomes. Documents shall be signed and sealed by a registered design professional and/or approved by the Chief Building Official. No out of State drawings permitted without a seal from an Illinois registered design professional.

- Fire sprinklers are not required in single and two-family residential structures.
- Section R 301.2 Village of Channahon Table for Climate and Geographic design criteria.
- Snow Load 25 Pounds per Square foot (no reductions considered)
- Wind Speed 115 (Uplift > 25 LBS. / Sq. Ft.).
- Seismic Design B
- Weathering Sever.
- Termite Moderate to Heavy
- Decay Slight to Moderate
- Winter Design Temperature HDD 6155
- Ice Barrier Underlayment Required.
- Special conditions and test: When special conditions exist or arise during construction which necessitates additional precautions, the Building Official may require work and/or testing in excess standard requirements at the owner's expense.
- Site Preparation: No excavation, stripping of organic material or removal of vegetable matter shall be done before drawing with elevations are submitted and approved by the Village of Channahon Community Development and Engineering.
- Porta-Johns: Per the State of Illinois Plumbing code porta-johns shall be placed on the job site to ensure public safety, health and welfare of the public. If a builder has multiple job sites within a subdivision, a porta-john shall be placed a maximum of 500 feet apart.
- Erosion Control: Effective Erosion control shall be followed during all earth moving, storage and placement of soils. No sediments shall leave the site as required by the Village engineer and Building Official. Silt Fence or other erosion control materials when required and shall be maintained until final site work is completed.

Electric code updates/alterations:

- All dwellings shall have 200 amp electric service
- Storage spaces ten feet or more shall be illuminated
- NEC 625.40 Electric Vehicle Branch Circuit

- Provide one future supply conduit of minimum 1-inch EMT and box to an attached garage in any capacity.

Trustee Scaggs questioned whether the State voted the requirement down regarding electric vehicles

Stephen Kuczkowski, Village of Channahon's Chief Building Official, stated that he believes it was voted down.

Trustee Scaggs stated that if someone wants this when they build a house, why don't they just pay for it. He stated that 99% of the people are going to pay for this and they won't need it.

Petrick stated that is why we are only requiring the conduit. He stated that it is not that big of a cost for the upfront person but 25 years from now when a homeowner wants to put this in, it would be a much greater cost.

Further discussion took place.

Mr. Kuczkowski stated that we've added a couple things to the solar panel system that goes on the home. He stated that what we've done is given the Fire Department personnel more room to work on the roof. If the requirement was 3 feet to the edge of the roof, it's now four feet. He also stated that we've restricted the units to not be over a front door. He further stated that we are trying to give them more accessibility to fight a fire.

Trustee Perinar asked if decks permit costs are \$150, no matter what size.

Mr. Kuczkowski stated yes.

Trustee Perinar stated that includes someone putting in a small deck compared to a two-story deck.

Petrick stated that it is when it is attached to the principal structure.

Mr. Kuczkowski stated that we are not dealing with a smaller decks that are attached to pools.

Trustee Scaggs questioned the \$50 occupancy permit fee and whether this is something new.

Petrick stated that is something that has been in the Code that we have never charged. It can be added to total permit costs.

Further discussion took place.

Discussion – Concept Plan for Starbucks at Southern Crossing

Petrick stated Glazier Development, LLC is requesting review of a concept plan for a 2,300 square foot freestanding Starbucks restaurant with drive-thru. He stated the Starbucks would be located on part of Outlot 7 within the Southern Crossings Subdivision at the southeast corner of Route 6 and Yellow Pine Drive. He also stated the applicant has requested a concept plan review

in order to receive feedback on the site plan and architecture prior to proceeding forward with full engineering and building plan submittals, and the necessary application for final site plan and final plat of resubdivision to create three (3) 1-acre outlots from two (2) existing 1.5-acre outlots.

PZC RECOMMENDATION:

The PZC considered the request at their regular meeting held on May 9, 2022. Commission discussion focused on the following:

- The closest locations of examples of the new prototype building.
- Minooka is the same developer but it was a hybrid between the old and new prototypes. The applicant has nine (9) projects in the process, which includes five (5) or six (6) currently under construction. Romeoville is one of the stores under construction.
- Clarification of the zoning of the property to the south.
- The property is C-3 and part of the Southern Crossing commercial center just a bigger piece for larger users.
- Positive comments on the concept plan included:
- Liking that a driver or pedestrian would not have to cross the drive-thru traffic to get to the store entrance;
- Proximity to the high school would increase success of the store;
- The patio area would provide seating outside away from the entrance;
- Building elevations were called pretty, building and very nice;
- Increased stacking would definitely be needed given the drive thru traffic of stores Commissioners have seen;
- Site plan was very well thought out;
- The business would be a great addition out there and would hopefully bring more commercial interest to the other lots.
- Clarification of the process and the draft resubdivision plat.
- If the applicant chooses to proceed forward with the purchase of the property, the final site plan and plat of subdivision would come back to the Commission and Board for review and approval.
- Lots 9 and 10 would remain at 1.5 acres each, while lots 7 and 8 would be resubdivided to create three (3) 1-acre lots.

- Inquiry of possible hours of operation.
- Starbucks operations and management would determine hours of operation for this store. Suburban stores are typically open until 11pm. If a store is active, it may stay open until midnight.

Dan Abdo, representative from Glazier Development, stated that his company builds quite a bit of Starbucks development and they are really growing into these stores now. He stated that we really try to separate the stacking from the parking, so they can grow into these locations. He also stated that we've had stores where they are stacking out onto the street, so they are really maximizing the stacking so they don't run into those issues down the road.

Trustee Perinar stated that she like that the entrance to Starbucks is off on a side road, rather than Yellow Pine. She asked where that side road will lead too and if it will go into anything else.

Petrick stated that the private drive that you see that ends at the ComEd substation. He stated as some of the commercial development to the south occurs, it will probably loop into this drive. He also stated that road is really just to serve that commercial area. It doesn't go anywhere and couldn't go anywhere because of that Comed substation.

Trustee Perinar stated that she likes that it has that entrance because that private road will allow for more stacking because she has a feeling it will be very busy.

Mr. Abdo stated that is a good problem to have.

VP Moorman Schumacher stated that the important thing was to get people off the road and not have them stacking on Route 6 or Yellow Pine.

Further discussion took place.

VP Moorman Schumacher asked if we had a landscaping plan yet.

Petrick stated no.

VP Moorman Schumacher asked about the potential for the other two lots.

Mr. Abdo stated we do a lot of development for small shop, national type tenants. He stated they typically travel in packs. He also stated that he is doing a Starbucks in Lansing and right across the street they are constructing a Chipotle. He further stated that interest will occur beforehand or when the walls start going up. He stated that we are really designing this to attract those types of tenants for the future lots. He also stated in today's world, acre and a half lots they are limiting users - they are mid-box like Walgreen's of the world and retailers that size are less active. He further stated that a lot of the small fast casual tenants tend to be on these smaller lots. He stated that we are designing this for the future to compliment Starbucks, whether that be a Panera Bread or Chipotle.

Petrick stated the Concept Plan was received favorably by the Commission.

VP Moorman Schumacher stated she thinks it is a well-situated project and that additional stacking is going to be very important

FINANCE DEPARTMENT

Discussion – Annual Police Pension Treasurer’s Report – Fiscal Year Ending April 30, 2022

Wagonblott stated attached is the Annual Police Pension Treasurer’s Report for fiscal year ending April 30, 2022. She stated as required by state statute 40 ILCS 5/3-141, “on the 2nd Tuesday in May annually, the treasurer and all other officials of the municipality who had the custody of any pension funds herein provided, shall make a sworn statement to the pension board, and to the mayor and council or president and board of trustees of the municipality, of all moneys received and paid out by them on account of the pension fund during the year, and of the amount of funds then on hand and owing to the pension fund”. She also stated the Channahon Police Pension Fund (pension fund) receives property tax monies levied and owed to the pension fund by Will and Grundy County directly in the pension fund’s checking account. She further stated therefore, the Village does not receive police pension fund property tax monies from the counties. She stated the Village does collect, on a bi-weekly basis through the payroll process, the active pension fund employees’ pension contributions. She also stated these monies are remitted directly from the Village to the pension fund’s checking account on a monthly basis prior to the end of each month. She further stated therefore, the Village does not owe the pension fund any monies at the end of fiscal year April 30, 2022 as noted on the attached Annual Police Pension Treasurer’s Report.

POLICE DEPARTMENT

Casey stated he had no formal items for discussion.

PUBLIC WORKS DEPARTMENT

Discussion – Purchase of Grapple Buckets for both the Front-End Loader and Skid Steer

Dolezal stated this request is for additional attachments for the John Deere 544L and 324G loaders. He stated the attachments were vital in the Village’s clean-up effort after the severe tree damage last year from high winds. He also stated the Village of Shorewood used this equipment when providing aid during the cleanup and was able to perform three times the work as our crews using different equipment. He further stated not only will the attachments aid in an emergency situation, but will make the equipment more versatile. He stated the Grappler purchase is a budgeted expense for FY2022-23. He also stated the total cost of the equipment is \$22,020.00, which is \$8,980 under budget.

Trustee Perinar asked if the equipment was immediately available.

Dolezal stated that he believed it was fairly available, but that could change.

VP Moorman Schumacher stated that there are a large number of trees on the I&M Trail marked for removal by IDNR. Do we have any information if they are contracting with someone or are they going to remove them by themselves and if they are getting started anytime soon.

Dolezal stated that he didn’t know but would investigate.

Further discussion took place.

Discussion – Engineering Contract for Road Maintenance

Dolezal stated the Village worked with Baxter and Woodman to develop a scope of services needed to complete our Road Maintenance Program this year. He stated the services and their associated cost are described in the attached Engineering Services Agreement. He also stated the scope of work consists of: surveying roads to determine existing conditions, evaluate the Village’s approach to repairing Highland Drive subgrade issues, develop special waste handling procedures, produce contract plans, preparation of bidding documents, submission of contract plans to IDOT for MFT approval, and assist with bidding the project. He further stated the selection of Baxter and Woodman is based upon past performance providing like services for the Village on several other projects, including for these same services last year.

Trustee Scaggs asked if we sent this out for bid or are we just going with Baxter and Woodman because they have done it in the past.

Dolezal stated that we are working with Baxter because they have done it in the past. He stated that is how the situation with quality based selection requirement works. A number of years ago, we went out and selected a number of firms that we would be using for a variety of things and Baxter and Woodman was one of them. The end result of quality based selection is we work with pre-selected firms and negotiate a contract.

COMMUNICATIONS

Durkin stated that we received a letter from Merchants and Manufacturers Bank in regard to the Tryon Street TIF. He asked that it be read into the record during the Public Hearing at the Board meeting.

PUBLIC COMMENT

EXECUTIVE SESSION

The Committee of the Whole was adjourned at 6:40 p.m.

**Submitted by
Kristin Hall
Village Clerk**

