

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
JULY 17, 2023**

VP Moorman Schumacher called the meeting to order at 6:00 p.m. with Trustees Greco, Host, McMillin, Perinar, and Scaggs 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

Durkin stated he had no formal items for discussion.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Discussion – Amendment to Site Plan for Penske Truck Collision Repair

Petrick stated Penske Truck Leasing Co. L.P. is requesting approval of a Site Plan Amendment or the redevelopment of Penske’s Channahon Subdivision Lot 1 for use by Penske Truck Collision Repair. The project is located on the west side of South Frontage Road West, north of Thornton’s, south of Zauratsky Road. The site plan was originally approved in January 2023. Approval of the amendment would allow for the construction of the approximate 34,200 square foot building with the entrance moved south and the rear parking stalls increased in depth. Revised engineering is under review and it is the applicant’s intent to move to construction following engineering and village approvals.

PZC RECOMMENDATION:

The PZC considered the request at their regular meeting held on July 10, 2023 and commission discussion focused on the following:

- Clarification of an increase in the automobile parking spaces;
- The revised site plan is a more efficient design for the row of parking stalls located in the front of the building, therefore the number of automobile spaces increased.
- Comment that moving the access drive to the south looks better and increases the visibility by moving it away from the private drive.

A motion was made to recommend the Village Board approve the Site Plan Amendment subject to staff review and approval of final engineering. The motion was approved by a 7-0 vote.

VP Moorman Schumacher asked if there would be access across the parking lot to their other building.

Petrick stated that there is gap in the landscaping left but how their business operates does not lend itself to cross access. They don't anticipate there would be a very many movements from one to the other.

FINANCE DEPARTMENT

Wagonblott stated she had no formal items for discussion.

POLICE DEPARTMENT

Casey stated he had no formal items for discussion.

PUBLIC WORKS DEPARTMENT

Discussion – Release of Northfield Block Maintenance Bond

Dolezal stated Northfield Block completed construction of a berm along Bungalow Rd and Brisbin Rd. The construction of the berm required a maintenance bond be held for two years following construction with a value of \$10,000.00 which guarantees and warrants the work for a two-year term. The two-year term has expired and Village staff has final inspected the berm and found no deficiencies.

COMMUNICATIONS

PUBLIC COMMENT

Kirk Corrigan, resident of Channahon, brought up concerns he has for his subdivision. The house on the Corner of Bluff Road and Edwin Drive has high weeds, along with boats and trailers in the yard. The fence across from the golf course has trees and weeds growing along there. The first house does mow it the grass but the others do not.

VP Moorman Schumacher stated is the parkway for Bluff Road, which is under the jurisdiction of Will County. She lives along a county road and sometimes the county maintains it, but not always. We can contact them about this.

Mr. Corrigan also stated that there are several houses with tall grass in the subdivision and he has a list of those addresses.

VP Moorman Schumacher stated that we have a new Code Enforcement Officer starting on Monday and asked Mr. Corrigan to leave his with Petrick.

Mr. Corrigan also provided his opinion that the state does not maintain I-55 appropriately and cars are speeding around the curve on Edwin Drive.

Dave Ferro, resident of Channahon, stated the road maintenance that occurred a couple weeks ago. The Village used to maintain with tar and chip and it looks like we are now utilizing a new method.

Dolezal stated that is the Rejuvenate. Spray patching is used to fill holes in low areas and we also use it in large cracks were conventional crack sealing won't work.

Mr. Ferro stated that a lot of people had complaints that about tar on their vehicle and he told them they needed to slow down a little bit when the Village is doing that. Also even now, after

the street sweeper went through, there is a lot of loose gravel out there. Residents don't want to get nicks and he said he would bring it up. He thought this is a new system that he had never seen before.

Dolezal stated that we have been doing for about 15-16 years.

VP Moorman Schumacher asked if there are other methods that are as effective.

Trustee Perinar stated that she was surprised it was put down without compaction. It was so loose and it was everywhere. Even after the street sweeper went through, you can still see all the gravel at the curb.

Petrick stated that the thing with the additional gravel is that the cracks were routed, to widen the cracks which made more debris. The contractor is going to crack fill and sweep again.

Mr. Corrigan asked if something can be done about the grass growing between the curb and the asphalt in his subdivision.

Dolezal stated the Village used to spray that weed growth but no longer does because of environmental concerns.

EXECUTIVE SESSION

The Committee of the Whole was adjourned at 6:21 p.m.

**Submitted by
Kristin Hall
Village Clerk**

