

**CHANNAHON VILLAGE BOARD
BOARD MEETING
AUGUST 15, 2022**

VP Moorman Schumacher called the meeting to order at 6:22 p.m. and the Board 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 the meeting was being recorded and anyone speaking at the meeting deems his/her consent to the recording of their likeness and speech.

CITIZEN/SPECIAL REQUESTS/PUBLIC HEARING

PUBLIC COMMENT

CONSENT AGENDA

- A. Consider Approval – Minutes – Committee – August 1, 2022**
- B. Consider Approval – Minutes – Board – August 1, 2022**
- C. Consider Approval – Minutes – Executive Session – August 1, 2022**
- D. Approve Payment of the Bills List of August 15, 2022 for \$254,707.58**
- E. Approve Payment of Manual Checks of August 15, 2022 for \$4,832.30**
- F. Approve Payment of Net Payroll Expenses for the period ending August 7, 2022 for \$152,239.31**

Trustee Slocum stated that he is going to vote no on one of those and how can that be accomplished.

VP Moorman Schumacher stated that we will call it separately.

Trustee Perinar made a motion to approve the consent agenda items A through F as read. Seconded by Trustee Slocum.

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

- G. Consider Approval – Payroll Adjustment – Marketing and Communication Manager from \$60,325.00 to \$65,662.50**

Trustee Perinar made a motion to approve the consent agenda item G as read. Seconded by Trustee Scaggs.

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

REPORTS & COMMUNICATIONS FROM VILLAGE OFFICIALS

A. VILLAGE PRESIDENT

VP Moorman Schumacher asked everyone to join in a moment of silence for Gordon Nelli, the father of Officer Adam Nelli, who passed away unexpectedly a week ago Saturday.

B. VILLAGE ADMINISTRATOR

Consider Approval – A Resolution Authorizing Withdrawal from the Illinois Municipal Insurance Cooperative

Trustee Slocum made a motion to approve **A Resolution Authorizing Withdrawal from the Illinois Municipal Insurance Cooperative**. Seconded by Trustee Greco.

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

Discussion – Statistical Monthly Report – July 2022

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

C. COMMUNITY DEVELOPMENT & INFORMATION

Consider Approval – An Ordinance Rezoning Property to R-3 Multi-Family Residence District and Granting a Special Use Permit for a Planned Unit Development for Central Park East Apartments located at 24740 W. Eames St – 2nd Read

Trustee Scaggs asked if the developer has completed all items for their submittal.

Petrick stated that there will be some final engineering touchups to go, which is typical. He stated other than that, the landscape plan is in and the parking area has been finalized.

Trustee Slocum asked Mr. Swanson if he had reached out to anyone about acquiring more property adjacent to the site.

Mr. Swanson stated no, he has not.

Trustee Scaggs made a motion to approve **An Ordinance Rezoning Property to R-3 Multi-Family Residence District and Granting a Special Use Permit for a Planned Unit Development for Central Park East Apartments located at 24740 W. Eames St**. Seconded by Trustee Greco.

ROLL CALL AYES: Greco, McMillin and Scaggs.

NAYS: Host, Perinar and Slocum

MOTION DENIED

VP Moorman Schumacher stated that the vote is 3-3 and it was her understanding that we needed four affirmative votes from Trustees. Village Attorney Silverman confirmed that 4 positive votes from the trustees are needed to approve the project.

He also recommended that the Board not take any action on the Final Site Plan for Central Park East Apartments.

Consider Approval – Final Site Plan for Central Park East Apartments

VP Moorman Schumacher stated that on legal counsel advice, this item will not be considered

Discussion and Consider Approval – An Ordinance Annexing Certain Territory to the Corporate Limits of the Village of Channahon, Far West Wastewater Treatment Plant Property – 1st Read

Discussion and Consider Approval – An Ordinance Rezoning Certain Property to I-2 Intensive Industrial District, Far West Wastewater Treatment Plant Property – 1st Read

Petrick stated the Village of Channahon is requesting approval of annexation and rezoning to I-2 Intensive Industrial District of the property recently purchased for the site and improvements of a future far west wastewater treatment plant. Approval of the request would serve to zone the property upon annexation to the corporate limits of the Village of Channahon. He also stated at this time the village has not begun design of the site improvements. He further stated the wastewater treatment plant would service the area generally from McClindon Road to Brisbin Road.

PZC RECOMMENDATION:

Petrick stated the PZC considered the Rezoning request during a public hearing at their regular meeting held on August 8, 2022. He stated during the public hearing no members of the public provided comments Commission discussion focused on the following:

- Clarification that the PZC does not vote on annexation of the property;
- Questions regarding timeline of WWTP design and construction;
- Clarification that the WWTP would be a new facility for additional capacity and service area and not a replacement facility;
- Confirmation that the site’s zoning of I-2 would be compatible with the adjacent land and existing uses not currently in the village limits;
 - The unincorporated properties adjacent to the village parcels are zoned Industrial in Grundy County and are either undeveloped or utilized for intensive industrial uses.

He also stated a motion was made to recommend the Village Board approve the Rezoning. He further stated the motion was approved by a 6-0 vote.

Trustee Slocum made a motion to waive second read and approve **An Ordinance Annexing Certain Territory to the Corporate Limits of the Village of Channahon, Far West Wastewater Treatment Plant Property and An Ordinance Rezoning Certain Property to I-2 Intensive Industrial District, Far West Wastewater Treatment Plant Property.** Seconded by Trustee Host.

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

Trustee Scaggs left the meeting at 6:38 p.m.

Discussion and Consider Approval – Final Plat of Southern Crossings Second Resubdivision of Unit 2

Discussion and Consider Approval – Site Plan for Starbuck

Petrick stated Glazier Development, LLC is requesting approval of a final plat of subdivision to resubdivide lots 7 and 8 of Southern Crossings and a site plan for Lot 7A. The final plat of subdivision would create three (3) 1-acre outlots from two (2) existing 1.5-acre outlots. Approval

of the site plan would allow for the construction of a 2,300 square foot freestanding Starbucks restaurant with drive-thru. The project was received favorably during a concept plan review in May 2022 at both the Planning and Zoning Commission and Village Board.

PZC RECOMMENDATION:

Petrick stated the Planning & Zoning Commission considered the request at their regular meeting held on August 8, 2022. Commission discussion focused on the following:

- Inquiry of the size of the Starbucks under construction on Route 30 in Joliet near the mall;
- The applicant is not the developer of the Joliet site. The Joliet site is also in a multi-tenant building therefore it would not be the same prototype. The applicant provided photos of their Romeoville location, which was recently finished and is about to open for operation. Romeoville has the similar prototype elevations as the proposed Channahon site with the exception of Channahon having a raised parapet wall to screen rooftop mechanical equipment and the Romeoville site having decorative light poles per the guidelines for the Romeoville Town Center.
- Comments that the project is a great plan and will be a benefit to the community.

Petrick stated a motion was made to recommend the Village Board approve the Final Plat subject to staff review and approval of final engineering. He stated the motion was approved by a 6-0 vote. He also stated a motion was made to recommend the Village Board approve the Site Plan subject to staff review and approval of final engineering, and recording of the final plat. He further stated the motion was approved by a 6-0 vote.

Trustee Perinar asked if the entrance stayed in the same location. Petrick stated yes.

Trustee Slocum asked if it was just one location off Yellow Pine. Petrick stated yes.

Trustee Host asked if it was the same Starbucks developer that developed years ago. Petrick stated no, he did not believe it was the same developer.

Trustee Perinar asked if it is the same developer as the one in Minooka. Petrick stated yes and that most recently the Romeoville store was completed and pictures were provided.

Trustee Host asked why they think Starbucks would be more lucrative now when it wasn't before. She asked if they gave an explanation. She stated that she loves Starbucks and she wants it to succeed, but she would hate for it to fail and then have another empty store

Dan Abdo, representative for the developer, stated that he didn't know how long ago that was and does not know why the previous store failed.

Further discussion took place.

Village Attorney Silverman stated that there is some discussion in the audience about what happened with the apartment complex. He asked the Village President to explain.

VP Moorman Schumacher stated for those of you that were here for the apartment complex vote, because the PZC Board gave it a negative recommendation, there had to be four trustees vote for the approval. She stated that since the vote was 3-3, there were not enough votes to pass it. It was voted down this evening.

Further discussion regarding Starbucks took place.

Trustee Perinar made a motion to approve **Final Plat of Southern Crossings Second Resubdivision of Unit 2 and the Site Plan for Starbucks**. Seconded by Trustee Greco.

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

NAYS: NONE

MOTION CARRIED

Discussion and Consider Approval – Concept Plan for Villas of Keating Pointe Phase 4

Petrick stated the applicant has requested a concept plan review in order to receive feedback on expanding the Villas of Keating Pointe into a portion of the previously zoned commercial area prior to proceeding forward with full engineering plans and plat. He stated any future development requests would include a zoning change to R-1 Single Family Residence District, an amendment to the Annexation Agreement, an Amendment to the PUD, and Preliminary and Final Plats of Subdivision. He also stated at this time the developer is seeking feedback to decide whether to move forward and begin working towards the aforementioned amendments.

PZC DISCUSSION:

Petrick stated the PZC considered the request at their regular meeting held on August 8, 2022 He stated commission discussion focused on the following:

- Review of 2017 public hearing and process to amend the Keating Pointe PUD to permit the construction of the villa housing product;
- Confirmation that the Villas subdivision provides grass cutting on the lots in addition to the common open space and provides for house exterior maintenance;
- Clarification that the subdivision provides snow removal on the private driveways and sidewalks while the village provides snow removal on the public streets;
- Importance of inclusion of sidewalk and path connections around the phase and to the commercial area, and berming and landscape behind lots 13-20;

He stated comments of support included:

- This unit would balance out the Villa subdivision units on the east side of the site
- This unit would no doubt sell quickly, like the previous phases
- Good idea to have this parcel finish out the residential subdivision
- Good that the units are set back from Route 6
- The increase in residential would increase the demand for more commercial uses on the nearby lots
- The villa product fills a need in the community and is a nice project
- Compliments to Core Homes for their attention to a clean construction site with minimal disruption to the neighborhoods they build in within Channahon.

He also stated the Concept Plan was received favorably by the Commission.

Board Direction was to move forward with the Concept Plan.

Discussion – Statistical Monthly Report – July 2022

Petrick stated that the monthly report is attached and as long as we are looking at it, the replacements for the TV are here. He stated that after the last Board meeting we did all the troubleshooting that they could and we will just have to replace. It will be replaced with a matrix of four screens, rather than one large screen. He further stated that four 60” TVs cost about \$2,300 where the large TV was \$7,000. He stated that it is a more cost effective way.

D. FINANCE DEPARTMENT

Discussion – Statistical Monthly Report – July 2022

Discussion – Finance Treasurer’s Report – July 2022

Wagonblott stated that the monthly reports were attached if there were any questions. She stated that the \$10 million was transferred from the Illinois Funds to the Charles Schwab account.

E. POLICE DEPARTMENT

Discussion – Statistical Monthly Report – July 2022

Casey stated that the monthly report was attached if there were any questions. He stated that Dustin Carlson and Hutch were one of Stop Sticks hit of the month finalists for the ambulance that was stolen out of Chicago.

F. PUBLIC WORKS DEPARTMENT

Discussion and Consider Approval – Venture One (Crossroads 55) Phase 2, Building B Sitework – Acceptance of Public Improvements and Release – Acceptance of Public Improvements and Release of Improvement Completion Guarantee

Dolezal stated the improvements completion guarantees for all three projects are held with a single bond. In accordance with Subdivision and Development Regulations, the developer has requested the Village release the currently held Improvements Completion Guarantee (ICG) and accept public improvements consisting of: watermain, sanitary sewer main, curbed roadway with storm sewer, streetlights and parkway landscaping. Per Village Ordinance, acceptance of public improvements and release of the ICG must include provision of a 2-year Maintenance Guarantee at 20% of the original ICG. Public Works Staff has inspected all improvements and finds they are 100% complete and in good condition.

Discussion and Consider Approval – Venture One (Crossroads 55) Phase 2, Mass Grading and Stormwater Improvements – Acceptance of Public Improvements and Release of Improvement Completion Guarantee

Dolezal stated in accordance with Subdivision and Development Regulations, the developer has requested the Village release the currently held Improvements Completion Guarantee (ICG) and accept public improvements consisting of: watermain, sanitary sewer main, curbed roadway with storm sewer, streetlights and parkway landscaping. Per Village Ordinance, acceptance of public improvements and release of the ICG must include provision of a 2-year Maintenance Guarantee at 20% of the original ICG. Public Works Staff has inspected all improvements and finds they are 100% complete and in good condition.

Discussion and Consider Approval – Creekside Estates Unit 1 – Reduction of Improvement Completion Guarantee, Steps 1 and 2

Dolezal stated in accordance with Subdivision and Development Regulations, the developer has requested the Village reduce the currently held Improvement Completion Guarantee (ICG) for Steps 1 and 2, improvements primarily consisting of watermain, sanitary sewer, storm sewer, earthwork, road base and road asphalt binder course. Per Village Ordinance, each Step of the ICG may be reduced to 20% of the original ICG when 95% of the work is complete. Public Works staff, or its consultant, has observed these improvements and finds they meet the criteria for a reduction.

Trustee Perinar made a motion to approve **Venture One (Crossroads 55) Phase 2, Building B Sitework – Acceptance of Public Improvements and Release – Acceptance of Public Improvements and Release of Improvement Completion Guarantee, the Venture One (Crossroads 55) Phase 2, Mass Grading and Stormwater Improvements – Acceptance of Public Improvements and Release of Improvement Completion Guarantee and Creekside Estates Unit 1 – Reduction of Improvement Completion Guarantee, Steps 1 and 2.**

Seconded by Trustee Host.

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

NAYS: NONE

MOTION CARRIED

Discussion and Consider Approval – Acceptance of Strand Associates Proposal for the Completion of an Optimal Corrosion Control Treatment Desktop Study

Discussion and Consider Approval – Acceptance of Cornwell Engineering Group Proposal for Preparation of an Optimal Corrosion Control Desktop Study

Dolezal stated as part of the Village's transition to Lake Michigan as a water source, the IEPA requires the Village to assess the effect of a different water source on its existing infrastructure. Often a new water source will cause the existing system to release contaminants into the water, which is something to be avoided. The desktop study is the first step to determine what the Village and the water commission need to do in order to prevent any negative impact of the new water source on the existing system. The other five commission members have also begun this process. The attached proposal from Strand Associates, with an estimated fee of \$40,200 assists the Village with this process and coordinates with our other consultant in this process, Cornwell Engineering Group. Since it was anticipated to perform this study a little later in the Lake Michigan transition process, this cost is not budgeted in the current fiscal year. Since the rest of the commission members have moved forward with this process, there is probably some economy of scale to get the Village on the same timeline for performing the corrosion control investigation. He stated notwithstanding that, it is a process with its associated cost, the Village will need to perform.

Further discussion took place.

Trustee Host made a motion to approve **Acceptance of Strand Associates Proposal for the Completion of an Optimal Corrosion Control Treatment Desktop Study and Acceptance of Cornwell Engineering Group Proposal for Preparation of an Optimal Corrosion Control Desktop Study.** Seconded by Trustee Perinar.

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

NAYS: NONE

MOTION CARRIED

Discussion – Statistical Monthly Report – July 2022

Dolezal stated that 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

Trustee Greco stated that staff started interviewing today for the Accounting Clerk. He stated that she had one interview today and six lined up for tomorrow.

Wagonblott stated that they had one interview last week as well.

Trustee Patricia Perinar – Community & Legislative Affairs

Trustee Perinar stated that is the car wash still slated to open in September.

Petrick stated that the last he heard they were ahead of schedule.

Trustee Perinar stated that it doesn't look like it but she is happy to hear that. She stated that the parade was awesome and was very well attended by residents and people outside the area. She also stated that there was no candy shortage. She further stated that school does begin this week, so please be cognizant of the children that are walking to school or catching buses and also be cognizant of buses going through the neighborhood.

Trustee Greco stated that the first week of September this year, D Construction will be out finishing the work on Route 6 in front of the High School.

Trustee Chantal Host – Public Safety/Emergency Support

Trustee Host stated that she has some good news. Not only did the police department have a nice and easy time at the festival, they also achieved Lexipol's Gold Rating for the second quarter of the year. She also stated that we received \$13,500 tuition reimbursement for academy costs associated with two officers.

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

Trustee Mark Scaggs – Public Works and Facility – Absent.

Trustee Scott Slocum – Community Development – No Report.

OLD BUSINESS

NEW BUSINESS

EXECUTIVE SESSION

ADJOURNMENT

Trustee Slocum made a motion to adjourn the meeting at 7:06 p.m. Seconded by Trustee Greco.

VERBAL ROLL CALL: ALL AYES

MOTION CARRIED

**Submitted by
Kristin Hall
Village Clerk**

