

**CHANNAHON VILLAGE BOARD
BOARD MEETING
October 21, 2013**

Village President Joe Cook called the meeting to order at 6:30 p.m.

VP Cook led the Pledge of Allegiance.

Roll call was taken with Trustees Militello, Slocum, McMillin, Schumacher, Scaggs and Greco present.

Also present were Village Administrator Joe Pena, Director of Finance Robert Guess, Village Attorney Jim Murphy, Police Chief Jeff Wold, Director of Public Works Ed Dolezal, Director of Community Development Mike McMahan and Village Clerk Patricia Perinar.

CITIZENS/SPECIAL REQUESTS/PUBLIC HEARINGS

A. Public Hearing ó An Annexation Agreement with Hoffman Rail Distribution Center LLC/Hoffman Property Holding LLC

Trustee Greco made a motion to open the Public Hearing regarding An Annexation Agreement with Hoffman Rail Distribution Center LLC/Hoffman Property Holding LLC. Seconded by Trustee Schumacher.

ROLL CALL AYES: Scaggs, Greco, Slocum, Militello, McMillin, Schumacher.

NAYS: NONE

MOTION CARRIED

McMahon spoke to the Board regarding the Annexation agreement with Hoffman Rail Distribution Center, LLC/ Hoffman Property Holding LLC: Hoffman Rail Distribution Center LLC and Hoffman Property Holding LLC (Hoffman Transportation) are the legal owners of five parcels of property totaling 81 +/- acres located south of the Village at Durkee Road and the SW Frontage Road.

The existing zoning of the parcels are county I-3 Industrial. Adjacent zoning is: North: County I-3 Industrial; South: County I-3 Industrial; East: County I-3 Industrial; and West: County I-3 Industrial.

Hoffman Transportation has petitioned the Village to annex the properties into the corporate limits of the Village. Currently, Hoffman Transportation operates a facility specializing in transloading of plastic pellets with 18 tracks and 425 railcar spaces at the site. This facility operates 24/7 with BNSF rail sources and daily switches. The current facility operates on approximately 28 acre. The remaining 53 acres will be utilized for expansion of the current facility in the future.

The annexation agreement outlines the development of the properties and other conditions. The following are some of the details of the annexation agreement:

- The property will be rezoned from R-1 Single Family to I-2 Intensive Industrial District upon annexation.

- The current use of the properties (truck terminal, including truck repair and maintenance, and a rail distribution facility) are permitted uses in the I-2 Intensive Industrial District and will continue.
- The facility currently operates 24-hour, 7 days per week basis and this will continue provided the owners conform at all times to all other applicable laws.
- On a portion of the vacant parcels, the storage of cargo containers in connection with the operation of the uses in accordance with Sec. 156.030 (D) of the Village Code of Ordinances is permitted.
- Prior to construction of any building, public infrastructure or other improvements, a Final Site Plan that includes Final Engineering Plans must be approved by the Village Board.
- The term of the agreement is 20 years commencing as of the date hereof.

On October 14, 2013, the Planning and Zoning Commission held a public hearing for the rezoning of the property from R-1 Single Family to I-2 Intensive Industrial District upon annexation. Mr. Dimitre Koler representing IMTT Illinois, a business located on Durkee Road, gave testimony. He was concerned about the increase of truck traffic on Durkee Road and the location of the entrances for the future development.

The PZC did make a recommendation of approval of the rezoning request.

McMahon said he would double check the cargo container ordinance issued and anything that comes as a special use permit. When the motion is made, it should include that clause.

Ken Carlson was informed by McMahon and the Board of the additional clause to be placed in the Ordinance per the inclusion in tonight's motion for approval. Carlson had no concerns regarding the change to be made.

VP Cook asked for any comments from the Board or the Floor. There were none. Hearing none, the chair entertained a motion to close Public Hearing.

Trustee Slocum made a motion to close the Public Hearing regarding An Annexation Agreement with Hoffman Rail Distribution Center LLC/Hoffman Property Holding LLC. Seconded by Trustee Militello.

ROLL CALL AYES: Scaggs, Greco, Slocum, Militello, McMillin, Schumacher.

NAYS: NONE

MOTION CARRIED

Action on the Annexation and associated Ordinances will take place at this Board Meeting.

CONSENT AGENDA

Trustee Schumacher made the motion to approve the Consent Agenda as read with one correction to the Special Meeting Minutes. Chantel Host was present at the meeting and came in shortly after roll call. Seconded by Trustee Scaggs.

ROLL CALL AYES: Greco, Slocum, Militello, McMillin, Schumacher, Scaggs.

NAYS: NONE

MOTION CARRIED

Items approved at this time are as follows:

- A. Minutes of Committee of October 7, 2013
- B. Minutes of Board of October 7, 2013
- C. Minutes of Executive Session of October 7, 2013
- D. Minutes of Special Meeting of September 30, 2013
- E. An Ordinance Amending Title V, "Public Works" Chapter 50, "Garbage"; Chapter 51, "Sewers"; and Chapter 52, "Water" of the Village of Channahon Code of Ordinances of 2nd Read
- F. Police Officer Vacation Pay
- G. Bills List of October 21, 2013

REPORTS & COMMUNICATIONS FROM VILLAGE OFFICIALS

A. VILLAGE PRESIDENT

VP Cook attended the IML conference this past Friday. One of the better sessions he attended was "A Hundred Years of Retail". Cook plans on sharing the information he received with McMahon as well as some other contacts. The IML is forwarding a booklet from this session to Cook.

VP Cook attended the CMAP Policy meeting on Thursday to give testimony to its necessity. We were successful in moving onto the next step.

Halloween Trick or Treat Hours on October 31 from 4 to 7 p.m.

B. ADMINISTRATION

C. COMMUNITY DEVELOPMENT DEPARTMENT

Tabler Road Investments, LLC

- **An Ordinance Authorizing the Execution of an Annexation Agreement – 2nd Read**
McMahon stated we are waiving the second read on the second and third Ordinance. George Barr was present to answer questions Board members may have. He gave a basic summary.

Trustee Militello made a motion to approve An Ordinance Authorizing the Execution of an Annexation Agreement with Tabler Road Investments, LLC. Seconded by Trustee Greco.

ROLL CALL AYES: Slocum, Militello, McMillin, Schumacher, Scaggs, Greco, Cook.
NAYS: NONE **MOTION CARRIED**

- **An Ordinance Annexing Certain Territory to the Corporate Limits – 1st Read**
Trustee Scaggs made a motion to approve An Ordinance Annexing Certain Territory to the Corporate Limits and waive second read. Seconded by Trustee Militello.

ROLL CALL AYES: Slocum, Militello, McMillin, Schumacher, Scaggs, Greco, Cook.
NAYS: NONE **MOTION CARRIED**

- **An Ordinance Rezoning Certain Property from R-1 to I-2 – 1st Read**
Trustee Militello made a motion to approve An Ordinance Rezoning Certain Property from R-1 to I-2 and waive second read. Seconded by Trustee Slocum.

ROLL CALL AYES: Greco, Slocum, Militello, McMillin, Schumacher, Scaggs.
NAYS: NONE **MOTION CARRIED**

Hoffman Rail Distribution Center LLC and Hoffman Property Holding LLC

- **An Ordinance Authorizing the Execution of an Annexation Agreement – 1st Read**

During the Committee of the Whole meeting it was agreed upon between the Village Board and the Developer that a Special Use Permit would be necessary for the stacking of cargo containers.

Trustee Schumacher made a motion to approve An Ordinance Authorizing the Execution of an Annexation Agreement and waive second read. Seconded by Trustee Greco.

ROLL CALL AYES: Slocum, Militello, McMillin, Schumacher, Scaggs, Greco, Cook.
NAYS: NONE **MOTION CARRIED**

- **An Ordinance Annexing Certain Territory to the Corporate Limits – 1st Read**

Trustee Scaggs made a motion to approve An Ordinance Annexing Certain Territory to the Corporate Limits and waive second read. Seconded by Trustee Militello.

ROLL CALL AYES: Slocum, Militello, McMillin, Schumacher, Scaggs, Greco, Cook.
NAYS: NONE **MOTION CARRIED**

- **An Ordinance Rezoning Certain Property from R-1 to I-2 – 1st Read**

Trustee Militello made a motion to approve An Ordinance Rezoning Certain Property from R-1 to I-2 and waive second read. Seconded by Trustee Greco.

ROLL CALL AYES: Slocum, Militello, McMillin, Schumacher, Scaggs, Greco.
NAYS: NONE **MOTION CARRIED**

McMahon gave a brief summary of a session he attended at the IML conference. He attended a housing session on community development. One of the areas covered was aimed at the community development departments and whether they are open for business. You want to give the impression that you are open and are there to help people and developments and not be a hindrance to them. He will type up a summary of the session to share with the Board.

D. FINANCE DEPARTMENT

Audit FY 12-13

This will be discussed at the November 4th Board Meeting.

E. POLICE DEPARTMENT

F. PUBLIC WORKS DEPARTMENT

- **Southern Crossings Unit 2 (Commercial) Step 4 – Release of Maintenance Guarantee**
- **Southern Crossing Yellow Pine Drive Step 4 – Release of Maintenance Guarantee**
- **Purchase of Replacement Power Washer**

Trustee Slocum made an omnibus motion to approve Southern Crossings Unit 2 (Commercial) Step 4 ó Release of Maintenance Guarantee in the amount of \$24,302.00, Southern Crossing Yellow Pine Drive Step 4 ó Release of Maintenance Guarantee in the amount of \$ 3,682.00, and

purchase the Hotsy power washer from Great Lakes Distributing, of Lansing, Illinois in the amount of \$6,890.00. Seconded by Trustee Greco.

ROLL CALL AYES: Militello, McMillin, Schumacher, Scaggs, Greco, Slocum.

NAYS: NONE

MOTION CARRIED

G. VILLAGE ATTORNEY

COMMITTEE REPORTS

Trustee Sam Greco – Finance/Human Resources

Trustee Greco met with Jodi Denton over the personnel manual and received comments from the labor lawyer. Pena stated he was getting together with the lawyer to discuss the latest topic of Medical Marijuana.

Trustee Debbie Militello – Community & Legislative Affairs

Trustee Militello stated that Springfield goes back into session on Tuesday. Cook mentioned we want to make sure our LGDF is protected no matter which way it goes.

Trustee Missey Schumacher – Public Safety/Emergency Support

Officer Lazzari conducted a cyber bullying prevention class for all the Channahon Junior High students and Thursday, October 17th, the police department conducted a "what to do if you're involved in an earthquake" drill. On this past Saturday, our police department conducted pre-employment testing and 137 applicants took the test. There were a total of 172 total applicants.

Trustee Scott McMillin – Public Works and Facility – No report.

Trustee Mark Scaggs – Community Development

Trustee Scaggs provided the Board with a document with an update on Growth, Jobs & Housing Stabilization. Scaggs asked the Board if it was possible to start looking into sewer and water impact fees and incentive packages. VP Cook suggested Scaggs meet with Dolezal and Guess to understand how the enterprise funds work.

Trustee Scott Slocum – Technology/Community Image/Code Enforcement

Trustee Slocum stated they are waiting on final approval from IDOT on the Way Finding Signs.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Trustee Slocum made a motion to adjourn the meeting at 6:51 p.m. Seconded by Trustee Greco.

VERBAL ROLL CALL: ALL AYES

MOTION CARRIED

**Submitted by
Patricia Perinar
Village Clerk**