

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
JULY 21, 2014**

Village President Joe Cook called the meeting to order at 6:00 p.m. with Trustees Greco, McMillin, Militello, Schumacher, Slocum and Scaggs present.

Also present were Executive Assistant Leti Anselme, Village Attorney Dave Silverman, Police Chief Jeff Wold, Director of Public Works Ed Dolezal, Director of Community Development & Information Systems Mike Petrick and Village Clerk Patricia Perinar.

VILLAGE PRESIDENT

- **An Ordinance Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Interchange Redevelopment Project Area**
- **An Ordinance Designating the Interchange Redevelopment Project Area of aid Village a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act, as Amended (“Interchange TIF”)**
- **An Ordinance Adopting Tax Increment Allocation Financing for the “Interchange TIF” Redevelopment Project Area**

These are all first read items in which there was a public hearing on July 7, 2014. There were no questions from the Board regarding the ordinances.

ADMINISTRATION DEPARTMENT

COMMUNITY DEVELOPMENT DEPARTMENT

Marketing and Data Coordinator Position

Petrick informed the Board that on May 19, 2014 the Village Board approved creation of the position of Marketing & Data Coordinator as a part-time position under the IT Manager, with further intention to elevate the position to full-time status following staff reorganization. The merger of the GIS/Information Systems Coordinator and Director of Community Development positions has now been executed, thus deducting one full-time position. The Village of Channahon will benefit from increased service hours from this position to continue staff technical assistance and serve in economic development capacities.

The position will be categorized as a grade level 2 position, with a starting salary of \$38,293 according to the established Village of Channahon pay scale. Petrick included the description for this new position. Petrick is requesting approval from the Village Board to categorize the Marketing & Data Coordinator position as a full-time position within the Village of Channahon.

YAZ Group Systems LLC Concept Plan

Petrick stated the *YAZ Group Systems LLC* is proposing to construct a trucking facility on 8.3 acres (2.7 acres buildable) at 24219 S. Northern Illinois Drive in the Channahon Industrial Park Unit 3.

The YAZ Group is an interstate trucking common carrier. They transport frozen or refrigerated goods across the country. Most of their shipments are based out of *US Cold Storage* in Minooka and Wilmington. They have fleet of 18 semi and refer trailers.

A large portion of the site is wetlands and will not be built on. The primary operation at the facility will include the staging of trailers/trucks, preventative maintenance and light repairs of the trailers, trucks and refrigerated units. The main building will be 7,200 sf in size with two loading dock, two bays and an office. There will also be 2 -1,500 gallon above ground diesel fuel tanks and a truck wash area.

The Channahon Industrial Park unit 3 was platted in 1993 and thus follows the original design standards. The building is proposed to be 7,200 sf with a brick front and west façade. The remaining east and south faced will be metal. There will be 15 spaces for trailer parking and 25 spaces for trucks.

The front portion of the site will be asphalt with the rear being crushed stone. Storm water will be provided on site. The facility will be on Village water but not on Village sewer. A septic system will be utilized.

The property is in the I-1 Limited Manufacturing District. This district is intended to provide for providing high quality, nuisance-free manufacturing, transportation, warehousing, and wholesaling uses that are compatible with a variety of office and service uses. The propose use of the facility is a permitted use within that zoning district.

On July 14, 2014 the concept plan was presented to the PZC. Several questions were asked about the volume of daily truck traffic, with the resulting answer being that about three trucks would leave the facility bound for Minooka, on average. The PZC gave a favorable recommendation for the concept plan, stating that it was a good use for the site.

Petrick asked the Board to review and if they had any comments on this concept plan.

VP Cook requested the Village prohibit the leasing of yard space to other trucking firms and container storage. Trustee Schumacher asked about jobs created from this new business.

FINANCE DEPARTMENT

POLICE DEPARTMENT

PUBLIC WORKS DEPARTMENT

Curb Cutting Policy

Dolezal stated that at the last Board meeting the Board directed staff to develop a policy for creating depressed curb at driveways in lieu of mountable curb. The Board was given a copy of the policy for review. Dolezal is requesting a consensus on a policy for allowing depressed curb at driveways.

City of Joliet Installation of Force Main along McClintock

Dolezal stated he had a set of drawings regarding the installation of the force main along McClintock. Dolezal gave the Board a brief review of the process of the installation. Dolezal also stated what Public Works would require from Joliet before allowing the installation. The Board wanted to know the time frame of the project. Since there is no exact start date and weather is always a factor, Dolezal was unable to answer.

Purchase of Bulk Rock Salt

Dolezal is requesting some direction from the Board regarding the purchase of bulk rock salt. The Village went to Central Management Services of the State for bulk rock salt to bid. They received no bids. After a lengthy discussion between the Board and Dolezal, the Board gave direction to request that 500 tons of bulk rock salt be rebid through the state.

COMMUNITY DEVELOPMENT DEPARTMENT

YAZ Group Systems LLC Concept Plan

The owners of the YAZ Group arrived at 6:10 p.m. and were able to answer questions that the Board might have. Trustee Schumacher asked about the possible creation of new jobs. On a regular basis they are in need of company drivers and owner/operators. Trustee Schumacher asked about on site employees. Currently they have a couple of mechanics and four office employees. Depending on the current employees commute, they possibly will have some job openings for full time employment. VP Cook addressed his concern regarding the leasing out of space to for container storage and his suggestion to put a policy in place to prevent this. The owners stated they do not have enough property for this to be a concern.

EXECUTIVE SESSION

Trustee Schumacher made a motion at 6:27 p.m. to enter into Executive Session for Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon. Seconded by Trustee Greco.

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

NAYS: NONE

MOTION CARRIED

Trustee Scaggs made a motion at 6:40 p.m. to close Executive Session for Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon. Seconded by Trustee Militello.

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

NAYS: NONE

MOTION CARRIED

The Committee of the Whole meeting was adjourned at 6:45 p.m.

**Submitted by
Patricia Perinar
Village Clerk**