

**CHANNAHON VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING  
October 19, 2015**

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

Also present were Village Administrator Thomas Durkin, Finance Director Heather Wagonblott, Director of Public Works Ed Dolezal, Director of Community Development and Information Systems Mike Petrick, Police Chief Jeff Wold, Village Attorney Jean Kenol and Village Clerk Patricia Perinar.

**ADMINISTRATION DEPARTMENT**

**An Ordinance for the Adoption of an Annexation Agreement by and among the Village of Channahon, Illinois and IDI-Gazely, LLC, a Delaware Corporation, Jacqueline Hess, individually and as executrix under the will of Robert Beith, deceased, and Richard Clark, and Mary Clark, trustees of the Clark Family Trust dated July 19, 1993 – 1<sup>st</sup> Read**

Village Administrator Tom Durkin informed the Board that each has a memo in the Board packet with the proposed Annexation Agreement between the Village and the Owners of the Beithö property and IDI-Gazeley, LLC (IDIö). All the Ownerø names are set forth in the preamble to the Annexation Agreement. The property is generally situated at the northeast corner of Bluff Road and Interstate-55 and consists of approximately 118 acres. IDI has an option to purchase approximately 99 acres of the property, the remaining property will remain under the control of the family members and may be developed as a truck stop or additional warehouse facilities. The following is an executive summary of the Annexation Agreement. The Agreement should be reviewed in its entirety. An executive summary, by its nature, does not include all relevant provisions.

1. The Agreement provides that it will not become effective unless IDI closes on a portion of the property. IDI has until September 1, 2016 to decide whether or not they want to close on the property. If IDI does not close on any portion of the Property prior to September 1, 2016, the Agreement will automatically be null and void.
2. The Agreement contains a number of exhibits. The most important of the exhibits is the Planned Unit Development Ordinance (PUDö). The PUD, in conjunction with the Annexation Agreement, provides for how the property will be developed.
3. If IDI purchases the property, the property will be annexed and zoned at that time. The zoning will be the I-1 Limited Manufacturing District with a special use for a planned unit development. The planned unit development will allow all of the uses permitted in the I-1 District in addition to cartage facilities, express facilities, parcel delivery facilities, truck terminals and a truck stop/fueling station on that portion of the property located west of the gas transmission easement. This is generally the southwest corner of the Property.

4. The codes and ordinances of the Village as from time to time in effect will apply except as specifically addressed in the Agreement. Exhibit B to the PUD Ordinance sets forth the exceptions to the Village's Ordinances.
5. Sanitary sewer (Section 5) of the property will be served with sanitary sewer from Joliet and IDI will be required to construct a lift station which will serve this property, the Coffman property and a portion of the Lewis property.
6. Potable water service (Section 6) will be provided by the Village of Channahon. It will be the Village's obligation to extend a 16" water main from the water tower located at Bluff Road and across I-55 to the property in question.

#### Platting Development and Site Plans (Section 8)

- IDI does not have a clear picture of how the property would develop and are looking to maximize the flexibility of the potential development and be as responsive as possible to the industrial market. To that end, they have attached several preliminary site plans to the Agreement. They will be able to choose, at some point in the future, which of those site plans (or a combination of any of those) to use.
  - The Property will be subject to final site plan approval by the Village. The final site plans for the property will be reviewed and approved at a staff level and will not follow the traditional Planning and Zoning Commission and Village Board approval.
  - Attached as exhibits to the Agreement and the Planned Unit Development Ordinance are architectural guidelines, as well as photographs of buildings, except the truck stop. The property will conform with the architectural guidelines and the buildings depictions.
  - The truck stop/fueling station will be subject to the traditional Plan Commission recommendation and Village Board approval process.
7. Road Improvements (Section 9) of the Developer will construct all of the internal roads which will eventually become public roads.
    - The Village will be required to complete the Bluff Road I-55 improvements in conformance with plans approved by IDOT.
    - Developer will be required to make some improvements to Bluff Road east of I-55.
    - The Developer will not be required to make any improvements to the Frontage Road unless they utilize the Frontage Road for access or IDOT requires Frontage Road improvement.

Maintenance issues (Section 12) of it is intended that the Developer will turn the common areas over to an association for maintenance purposes and an SSA will be established to maintain the storm water facilities in the event that the property owners fail to do so.

Building permits (Section 13) ó there will be a provision made permitting building permits for buildings prior to all of the improvements being completed. The improvements required before any building permit is issued will include access to the property for fire protection, etc.

8. Financing of water main and Bluff Road Interchange improvements (Section 23)

- The Village is required to complete the water main improvements across I-55 and also the interchange improvements at Bluff Road and I-55. The projected cost of these improvements is currently estimated at about \$4.2 million. Once IDI commits to the project, the Village will be required to issue bonds in whatever amount is necessary to complete the watermain and interchange improvements.
- The Agreement lays out time frames for when the financing must be done and when the Village must commence the improvements.
- The bond payments are expected to be retired in part through property taxes generated on this property in conjunction with the Intergovernmental Agreement entered into between the Village and the various taxing districts. For its part, IDI will commit to construct a building of approximately 500,000 square feet, which will generate taxes sufficient to offset a portion of the debt. Subsequent construction of additional buildings is intended to provide the additional property taxes necessary to cover the full amount of the bonds.

These are the major business provisions of the Agreement.

The PZC unanimously recommended approval of the project from a land use perspective. The major issue heard at the PZC was increased truck traffic. The PZC does not make a recommendation on the Annexation Agreement.

Trustee Scaggs asked what type of improvements would occur at Bluff and I55.

Jeff Smith, the developer from IDI Gazeley, was present to answer questions from the Board and Public. He provided a visual slide presentation which was helpful in answering the questions. The slides showed where signals and turn lanes would be located.

Trustee Slocum asked how long the turn lane is for truck stacking. The design has been approved by IDOT and meets the requirement and is at 215 ft. for the turn lane. It is at the maximum amount.

**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.**

Mr. Smith went on to present a slide show on the company along with previous projects, etc.

### **COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS**

No Formal Items for Discussion.

### **FINANCE DEPARTMENT**

No Formal Items for Discussion.

### **POLICE DEPARTMENT**

VP Moorman Schumacher shared with the Board a post that she received from a local resident regarding assistance received from Officer Lazzari during the Forte 5K. She was tagged in the following post. "One of Channahon's finest. He showed up after Brittany fell at the Forte 5 and stayed until after the ambulance crew checked her out. Then he gave us a ride back to the finish. He kept her laughing, took time to take pictures, and we can't forget the coupon for a free ice cream cone." Chief Wold stated he would pass that along to Officer Lazzari.

He also stated that his monthly report is included in the board packet and mentioned that the Channahon Police Department and the Channahon Lions Club are partnering up for Kids Safety for Halloween. They will be passing out Halloween Safety kits and glowsticks to the kindergarten through 2<sup>nd</sup> grade at Galloway.

Chief Wold also informed the Board that he will be on vacation for the next Board meeting but will provide an email update on any issues and can be contacted on his cell or via email.

VP Moorman-Schumacher wanted to remind everyone of the Trick or Treat Hours of 4 to 7 p.m. on Halloween.

### **PUBLIC WORKS DEPARTMENT**

Director of Public Work informed the Board that one of the Welcome the Channahon signs has been restored and wanted Board consensus as to where they would prefer it be installed. The Board was unanimous on placing the sign at the west end of the Village out by Brisbon Road.

### **PUBLIC COMMENT (Limit to 5 Minutes)**

The Committee of the Whole was adjourned at 6:25 p.m.

**Submitted by  
Patricia Perinar, Village Clerk**