

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
JUNE 20, 2016**

Village President Missey Moorman Schumacher called the meeting to order at 6:00 p.m. with Trustees Greco, Militello, Scaggs, Slocum, Host (arrived at 6:20 p.m.) 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, Chief of Police Jeff Wold, Village Attorney Jean Kenol and Village Clerk Patricia Perinar.

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

**An Ordinance Providing for the Issuance of not to exceed \$10,000,000 General Obligation Refunding Bonds, Series 2016, of the Village of Channahon, Will and Grundy Counties, Illinois, for the purpose of financing various Capital Improvements, refunding certain outstanding General Obligation Bonds and paying the expenses incident thereto, providing for the levy and collection of a direct annual tax sufficient for the payment of the principal of and interest on said bonds, authorizing the sale of said bonds to Bernardi Securities, Inc., and directing the execution of an escrow agreement in connection with the issuance of said bonds –
2nd Read**

Village Administrator Durkin provided the Board with the ordinance which authorizes the Village to issue up to \$10,000,000 in General Obligation Bonds for the refunding of outstanding existing Series 2006 and 2007 General Obligation Bonds and to provide for the construction of various public infrastructure improvements.

Refunding of outstanding unpaid General Obligation Bonds

In 2006 and 2007, the Village issued General Obligation Bonds to refund bonds issued in 2000 (originally provided for various road improvements) and to fund certain additional road improvement costs totaling approximately \$4,595,000. This action will take advantage of more favorable current interest rates and result in a debt service savings of approximately \$40,000 to \$50,000. This ordinance authorizes the Village to issue a not to exceed amount of \$1,500,000 principal amount general obligation bonds, which will satisfy any remaining balance.

Construction of Various Public Infrastructure Improvements

The issuance of the Series 2016 General Obligation Bonds will allow the Village to construct the public improvements that are considered in conjunction with and to serve the development of the properties on the east side of I-55 between Rt. 6 and Bluff Road (IDI and properties north). These improvements may consist of the extension of public utilities, sidewalks, street lighting, traffic signals, improvements to roadways, and associated professional services, including but not limited to, the interchange of Interstate 55 and Bluff Road, and all construction activities pertinent thereto.

This ordinance authorizes the issuance of bonds not to exceed \$10,000,000, which is the maximum allowed by law.

Village Administrator Durkin mentioned that IDI closed on all the property.

Agreement to provide for the Financing of Public Improvements between the Village of Channahon and Certain Taxing Districts for the Development of Property Generally located South of US Route 6 and East of I-55 (Hillwood Investment Properties)

VA Durkin stated that Hillwood Investment Properties is under contract to purchase approximately 300 acres of property located south of US Route 6 and east of I-55 (the Lewis/Marine Property). Hillwood is proposing to construct approximately 4.3 million square feet of warehouse/distribution facilities.

The proposed project also includes approximately \$13 million dollars of improvement costs, approximately \$5 million of which have been identified as off-site public infrastructure improvements. These off-site infrastructure costs include the extension of a 16" water main from Thorntons, across I-55 to Amoco Road, the reconstruction of the southeast Frontage Road from the terminus of the IDOT improvements to the south property line of the Lewis/Marine property and the reconstruction of a portion of Amoco Road.

Representatives of Hillwood have requested the participation of the Village and taxing bodies in providing these public improvements, similar to what is included in the IGA that was established between the Village and the taxing bodies which fostered the development of the IDI property. As you recall, the Village committed to selling GO bonds to finance the improvements related to the IDI Development and will pay off those bonds through a sharing of a portion of property taxes through an approved intergovernmental agreement with the other taxing bodies.

It is contemplated in this proposed agreement that Hillwood be responsible for installing the public improvements rather than the Village bonding for these improvements and the Village enter into a separate agreement with Hillwood that would reimburse Hillwood \$5 million dollars (off-site infrastructure costs) along with 5% simple interest. The money to fund these infrastructure improvements with interest would be secured through the IGA between the Village and the taxing bodies from the property taxes generated by the development. Each building constructed will have a 10 year timeframe for utilization of the taxing dollars to fulfill the commitment to the infrastructure investment until such time that maximum dollar amount is reached. The attached spreadsheet shows an example of how this will occur and in what timeframe it is possible to complete the payments. This is basically the same arrangement as the IDI IGA but without the Village issuing bonds.

This IGA was attached for the Board members to review and comment. The Village is in the process of scheduling the various taxing body meetings where the IGA will be presented for approval. Once those approvals are received, this item will be brought forward to the Board for consideration and approval.

Hillwood has approached the Village with a proposal of the Village rebating 100% and 50% from the other taxing bodies. Staff is working on language to allow property taxes to be abated

to an escrow fund. If Hillwood does not put the infrastructure in within a specific time frame the money would go back to the taxing bodies. VA Durkin asked the Board to review and get back to him. Staff will start meeting with taxing bodies beginning next week.

Village President Missey Moorman Schumacher stated that it is same taxing bodies as before with the addition of Troy District C. She is not in favor of the 100% rebate from the Village. VA Durkin stated they asked for 100% but it was just a proposal and the Village is looking at 50%.

Trustee Slocum asked how much per year is the Village looking at. VA Durkin stated he will email him that number.

Trustee Scaggs asked what the Village is collecting now. He was informed the Village is not getting anything since it is not annexed.

VA Durkin stated that this will be coming back to the Board sometime in the next couple of months for their consideration.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

An Ordinance Establishing a Road and Water Reimbursement Fee – 1st Read

DCD&IS Mike Petrick informed the Board that the Village of Channahon has been working with developers to move forward with industrial development on the east side of I-55. For any development to move forward it has been determined that improvements to the Bluff Rd. & I-55 interchange are necessary, as well as the extension of the public water supply from the water tower on Bluff Rd., under I-55 to the development site. These projects will cost an estimated \$4.8 million dollars.

The Village anticipates issuing bonds to cover the cost of improvements. The Village has issued an intergovernmental agreement (IGA) with all taxing bodies to share a portion of the taxes back to the Village in order to make the bond payment. However, there is a lag time of when the first bond payments are due and when taxes are collected and received by the Village. This lag time has been contemplated to be alleviated by the collection of a \$2,500 per acre recapture of the land benefited by the improvements. This recapture fee is included in the annexation agreement with IDI Gazeley, and must be enacted in order to collect the amount in question.

The lands to be impacted by the recapture include the IDI project location, the Coffman Parcel, the Lewis Parcel, on the east side of I-55. Also included is the Coking property located on the southwest corner of I-55 & Bluff Rd. The southeast corner of I-55 is not applicable, as it is across boundary line agreements. The Ordinance was included in the Board packet for review.

Village President Missey Moorman Schumacher was wondering the number of acres. Mr. Petrick did not have the exact numbers but was able to give her a guesstimate.

Trustee Scaggs asked for clarity on this since a deal was already made with IDI. He was told this was all part of the original agreement but an ordinance is needed to collect the recapture fee.

An Ordinance Annexing Certain Territory to the Corporate Limits of the Village of Channahon, Will and Grundy Counties, Illinois (IDI/Clark/Hess Property) – 1st

Read

DCD&IS Mike Petrick informed the Board that the Village of Channahon has previously entered into an Annexation Agreement regarding the property located on the northeast corner of I-55 and Bluff Rd. This land includes recently purchased property by IDI Gazeley of 73.292 acres, which is to contain the first building of the Channahon Corporate Center. Additionally, future option properties by IDI Gazeley and other property retained by the current owner are included in the annexation area.

The to-be-annexed area totals 119.639 acres. Upon annexation subsequent ordinances will be passed to establish proper zoning and issuance of a Planned Unit Development, in accordance with the previously agreed upon Annexation Agreement. The Annexation Ordinance, Petitions for Annexation, and Plat of Annexation were included in the Board packet.

Trustee Slocum asked whether it was worthwhile to waive second read on this. Mr. Petrick stated it would be beneficial to do so.

An Ordinance Rezoning Certain Property and Granting a Special Use Permit for a Planned Unit Development of Certain Real Estate in the Village of Channahon, Will and Grundy Counties, State of Illinois (PIN 04-10-10-300-003-0000) – 1st Read

DCD&IS Mike Petrick informed the Board that the Channahon Corporate Center development (IDI Gazeley) is moving forward. IDI Gazely had closed on the property, triggering the responsibility of the Village to annex and zone the property, and also to issue a Special Use Permit for a Planned Unit Development. This is prescribed by the Annexation Agreement to which the Village has agreed.

Upon passage of this ordinance, the property will be changed from R-1 Single Family Residential District, as all property annexed is subject to start, to I-1 Limited Manufacturing District. Additionally, a Special Use Permit for a Planned Unit Development (PUD) will be issued to further modify the typical requirements of the I-1 Limited Manufacturing District. These requirements are the same as the PUD Exhibit that was approved with the Annexation Agreement, with one small alteration: “The size of parking stalls may be less than 180 square feet as approved on a Site Plan.” This was a necessary modification that was not included in the original discussion of the PUD and represents a minor change.

The Ordinance was included in the Board packet for review

An Ordinance of the Village of Channahon, Will and Grundy Counties, State of Illinois to Grant a Special Use Permit for the Operation of a Car Wash at Certain Property (PIN 03-24-101-003) – 1st Read

DCD&IS Mike Petrick informed the Board that NCW Properties, LLC is proposing to construct a NASCAR Car Wash facility on vacant land located at 27101 W. Eames St. (Southern Crossings Outlot 3). A special use permit is required for a car wash. The applicant has filed a special use permit application, proper notice has been issued to surrounding property owners, and a public hearing was held before the Planning & Zoning Commission on June 13, 2016 to consider the issuance of a Special Use Permit.

Following the public hearing and discussion, the Planning & Zoning Commission recommended the Special Use Permit be granted by unanimous vote, with all members present.

The site plan specifics are listed under a separate agenda item.

The Ordinance for Special Use Permit and Special Use Permit Application were included in the Board Packet.

Site Plan Approval for NASCAR Car Wash at 27101 W. Eames Street

DCD&IS Mike Petrick informed the Board that NCW Properties, LLC is proposing to construct a NASCAR Car Wash facility on vacant land located at 27101 W. Eames St. (Southern Crossings Outlot 3). A special use permit is required for a car wash, which a separate agenda item.

On June 13, 2016 the Planning & Zoning Commission discussed the proposed site plan. Though the commission was unified in its acceptance of the use and the general layout of the site, there was some uncertainty on the appearance of the building. Representatives of NCW provided a line art drawing of the proposed use, which was to be composed of glass, gray stone, and gray painted EIFS (dryvit). Three-dimensional color renderings were not available for the meeting. Compared to other example location provided by NCW that operate as a NASCAR Car Wash, it was thought that the brick look, such as that of the Naperville facility, was a better match for the surrounding buildings (McDonald's, Channahon Crossings Plaza, BMO-Harris Bank, and Walgreens). Representatives from NCW argued that the enhanced finishes proposed for the structure would look just as nice as the brick appearance, and there was little difference in cost. Ultimately, the developer stated that they would construct the building from whatever material or whatever color the Village wished, but they need rapid approval to construct within this season.

After much discussion, the Planning & Zoning Commission decided to move the appearance issue to the Village Board Level, with the thought that color renderings would be available for the board to use for a decision. Final vote from the PZC was to "Recommend approval of the site plan, based on an appearance that is cohesive with the rest of the development." The vote was unanimously in favor. At the Village Board meeting, NCW is to present color renderings and the Village Board is to determine the desired look of the structure. NCW hopes to win approval so they may move forward with permitting and final staff review of landscape and engineering.

Included in the Board packet were the NASCAR Car Wash Information Packet, Exterior Elevations (line art), Site Plan, and Location Map.

VA Durkin stated that both of the renderings meet the building code.

Mr. Dean Tomich, CEO of NASCAR Car Wash, stated they are willing to put brick on the building but would prefer to keep the gray to fit the branding of the company. Village President Missey Moorman Schumacher stated she understands the desire for branding but feels the dark red brick fits best with the existing structures. Mr. Tomich is looking into putting on a beige roof with the required brick. They are requesting to waive second read so they can get going prior to

winter. Trustee Slocum stated that he believes the sign is the NASCAR branding. Mr. Tomich agreed.

An Ordinance of the Village of Channahon, Will and Grundy Counties, State of Illinois to Amend a Special Use Permit for a Planned Unit Development at Certain Property (Thorntons PIN 10-04-400-021 and 10-04-208-004) – 1st Read

DCD&IS Mike Petrick informed the Board that the Thorntons development, which is well underway, is presenting a requested modification to the Planned Unit Development [PUD]. Specifically, this is in the regards of adding a CAT truck scale to the rear of the property, and realigning lot lines to accommodate the request. According to the annexation agreement, a truck scale is allowed on the property, with the passage of a PUD approved by the board. The truck scale was never placed on currently-approved the PUD plan and thus now requires approval of a modification to add such a use. According to the Village Attorney, this represents a major modification of the PUD and requires public hearing and board approval. Public Hearing was held by the Planning & Zoning Commission on June 13, 2016.

During discussions with Village staff, some revisions were made to the proposed sign over the scale, changing the face that points to the “hotel site” to opposite contrast (black with yellow letters). During discussion at the Planning & Zoning Commission it was asked if both faces could be made to be black with yellow lettering. Representatives from CAT stated that it was not their desire to do so, but they would if required. Further discussion revolved around increased truck traffic potential, which was stated to be insignificant. The question as to whether the overall feel of the site would impact future development of the outlots was met with the reasoning that Thorntons has significant incentives at stake to develop the outlots, if this had a detrimental impact on that they would not be proposing such a use.

The Planning & Zoning Commission recommended the PUD modification and Final Plat of Re-Subdivision for approval by a unanimous vote.

The request has the following modifications to the site, in addition to the underlying changes for utility plans and landscaping:

- Addition of a single lane truck scale behind the building
 - Scale includes yellow & black signage that is 21’ -5 ¾” high by 20’ wide (approx. 430 sq. ft.).
- Reduction of 0.09 acres of future development area
 - Thorntons has stated this has no impact on the circulation or drive-thru stacking of the restaurant outlet
 - This results in a NET removal of 6 parking spaces, but still meets Village Requirements

Village engineering staff has not yet approved the necessary underlying documents and any approval of changes must be contingent on staff approval of engineering, landscaping, and other necessary schematics.

Included in the Board packet were the Ordinance, PUD Application, PUD Application Supporting Letter, and the Plans & Drawings (Site Dimensional & Paving Exhibit, Drainage

Plan, Final Plat of Re-Subdivision, and Landscape Plan), Sign schematic, and the Sign Variance Letter from CAT.

Trustee Slocum wanted to know why the sign has to be raised and asked if it could be a monument sign off to the side.

It was stated that the sign ordinance will be outweighed by the PUD for this project.

A representative from the CAT Scale Company, spoke saying the drivers sit up higher so the sign is higher for them to see and serves other uses. It helps the truck drivers line up on the scale.

Village President Missey Moorman Schumacher would like the sign black on both sides.

Drew Zazofsky with Thorntons gave the Board the dimensions of the canopy on the property and that this will be Thorntons first scaled sight.

Trustee Scaggs mentioned that if the trucks can see where they are going it will not cause significant additional traffic on the site.

Trustee Slocum is concerned with the size of the sign and is afraid that this is beginning to look more like a truck stop rather than a fueling station.

Trustee Militello mentioned that the goal of the scale is to get them weighed and back on the highway with the correct amount of fuel that does not allow for weight overage.

Board members can see the sign over in Minooka. It is at the Pilot station in Minooka.

Trustee McMillin requested a stipulation be put in which would not allow off-loading of cargo on sight for those trucks that are overweight.

An Ordinance Amending Title XV, Chapter 156 “Zoning Regulations” of the Village of Channahon, Will and Grundy Counties, State of Illinois (Electrical

DCD&IS Mike Petrick informed the Board that current zoning ordinances found in chapter 156.182 Prohibited Fence, disallows any electrical fencing to be in the Village of Channahon. New technology has evolved to make electrical fences in a non-harmful manner that may be sufficient to allow within the Village of Channahon. At least one business has requested such a fence to be installed. The Village of Channahon has examined the ordinances of neighboring communities to construct the regulations for the allowance of an electrical fence.

On June 13, 2016 the Village of Channahon Planning & Zoning Commission held a public hearing with regard to the matter. Following the hearing and discussion, a unanimous vote was received to recommend approval of granting the allowance of electrical fences, as prescribed in the attached ordinance. The Ordinance was included in the Board Packet.

Village President Missey Moorman Schumacher wanted to know if there is a limit to the amount of voltage delivered. The fence will deliver a minimal shock and trip an alarm.

Michael Pate with Electric Guard Dog was present to answer questions the Board had. He gave the Board a detailed description of how the fence works. VA Durkin stated there is an international standard for electrical fences.

Trustee asked what type of fence is in front of the electrical fence. It was stated that a chain link fence is preferred. The alarm that is triggered will go directly to the fence company who then contacts the first call number for the company being protected. It does not trigger an alarm that goes to the police department.

FINANCE DEPARTMENT

No Formal Items for Discussion.

POLICE DEPARTMENT

No Formal Items for Discussion. Chief Wold did state that the State Police were doing seat belt checks today and that was the reason for the activity on Route 6 today.

PUBLIC WORKS DEPARTMENT

Hiring of Laborer Position

Director of Public Works Ed Dolezal informed the Board that this will be discussed in Executive Session.

COMMUNICATIONS

Nicor Gas

VA Durkin asked that this be added to the agenda so he could share with the Board information that he receives.

NICOR informed the Village that under a revised policy, the Village of Channahon qualifies for an increased annual payment. The Village is not sure of the amount but wanted to inform the Board of the increase.

The memo was included in the Board packet.

PUBLIC COMMENT (Limit to 5 Minutes)

Channahon resident Jackie Enk of 23624 W. Lakepoint Dr. in Channahon addressed the Board regarding a continued issue with truck traffic and parking in her subdivision and the frontage road outside her subdivision. Ms. Eck brought a position signed by 150 residents regarding this concern. The DOCA Trucking Company has trucks using their subdivision to run around. Trustee Slocum stated he is aware of the problem and it is a safety concern. VA Durkin and DCDI&S Petrick went out there today to see and witnessed none of it.

VA Durkin stated that staff will talk to DOCA to see what can be done to help both the residents and the business. A question was raised as to whether the wooded area by the business could be developed and used as a turnaround for parking. Trustee Militello asked whether it would hurt to have parking only on one side of the street. Trustee Greco stated he knows of residents who have voiced concern over the truck issue.

The Board would like to look into options.

Channahon resident, Mr. Vern Reimer of 22432 Remington, spoke of his concern regarding flat beds that are being left on the side of the street claiming you cannot see them until you are right on top of them. This issue runs in spurts. The truckers are actually doing work on the flatbeds right there on the side of the street.

The Village will look into the matter and talk to DOCA. Ms. Jackie Enk agreed to be the spokesperson for the subdivision and the person in which the Village will communicate with and keep updated regarding this issue.

EXECUTIVE SESSION

Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon

Trustee Slocum made a motion at 7:20 p.m. to go into Executive Session to discuss the Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon. Seconded by Trustee Greco.

Trustee Scaggs made a motion at 7:30 p.m. to adjourn the Executive Session to discuss the Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon. Seconded by Trustee Slocum.

The Committee of the Whole was adjourned at 7:32 p.m.

**Submitted by
Patricia Perinar
Village Clerk**