

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
July 5th, 2016**

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

Grundy County Economic Development by Nancy Norton Ammer

Village Administrator Durkin introduced Nancy Ammer from the Grundy Economic Development Council (GEDC) who was in attendance to present their annual report. The GEDC has worked with the Village in promoting economic development for Channahon.

The GEDC is requesting financial support for their efforts. They have been a good partner in our efforts to foster economic development in our community and the region. They are requesting an investment from the Village to the GEDC in the amount of \$5,000. This is consistent with the amount invested by the Village last year. This is a budgeted item.

Nancy Ammer from the Grundy Economic Development Council (GEDC) thanked the Village staff and Board members for being such a pleasure to work with and all of the help. She gave the Board an update on what is happening in and around Grundy County, specifically in this area. Every year they do an economic update and go through all the indicators of what is happening economically in the county from residential, industrial, land prices, taxes, etc.. She had a slide presentation to coincide with the information given.

Trustee McMillin asked if the area is being promoted more now that the gas line is getting expanded. Mrs. Ammer said the area has been promoted with the gas line all along since the intention was for the line to be expanded there.

VA Durkin thanked Mrs. Ammer for working with the Village and trying to pursue all the leads that are presented to her and help the Village. She looks forward to continuing the relationship with the Village.

Channahon Economic Development Corporation by Mike Rittof

VA Durkin introduced Mike Rittof from the Channahon Economic Development Corporation who came to present the Board with an update. Currently they are looking for an intern and are hoping to get some applicants. The Corporation is about to begin the second round of business retention meetings. Any Board members are welcome to go to the business retention visits. Currently they are in the process of planning the Work Force Summit for the fall to be held at the Minooka Community High School South Campus. Mr. Rittof also gave the names of the newest members on the CEDC.

Trustee Militello asked whether, at some point in time, if the corporation become self funding. It was explained that was the original plan but the corporation headed in a different direction to serve the existing businesses. Trustee Militello stated she has a concern that other businesses could come and ask for staff they can use. An explanation was given on how this corporation is utilized and serves the Village differently. Mr. Rittof the corporation has been good stewards after the money was given.

Mr. Rittof informed the Board that Private Bank has been acquired by CIBC Bank out of Canada. He gave a little background on CIBC.

Mr. Rittof gave an update on Three Rivers Fest. It will be held August 10-14 and should be similar to prior years. The big event is the Special Needs Day which will be held the morning of the 10th. As of last week 400 were signed up. The theme is Salute to America. All veterans and active members of the military are being honored and being grand marshals of the parade. They are invited to walk or ride in the parade, provided lunch, and a concert on the fest grounds by the American Legion Band in the afternoon.

An Ordinance Increasing the Number of Class F Liquor Licenses Available in the Village of Channahon – 1st Read

VA Durkin informed the Board that Pursuant to Ordinance 1720, “An Ordinance Authorizing the Execution of an Annexation Agreement Between the Village of Channahon and Bluestone Retail Partners, LLC”, enclosed please find a letter from Thorntons, Inc. requesting a Class F liquor license for their site at the northwest corner of Route 6 and Interstate 55.

Section 25 of the Annexation Agreement stipulates that the Village agrees to create one (1) Class F – Beer and wine package sales license for the convenience store located on Lot 2.

At present, the Village has one open Class F license. We have received a formal request from BP Amoco for this remaining license. Assuming this license is granted to BP Amoco, we will need to create an additional license for the Thornton’s as provided in the Annexation Agreement

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Approval of Unit 1 – Final Plat IDI

DCD&IS Mike Petrick informed the Board of that the first subdivision of the IDI project: The Channahon Corporate Center will create Lot 1 for the first building to be constructed, and Lot 2 for detention purposes. The first proposed building to occupy lot will be 749,554 square feet and is being reviewed though site plan review by staff, as prescribed in the annexation agreement. The new north-south road to be connected to Bluff Rd. shall be known as South Exchange Boulevard.

The planning and zoning commission reviewed the plat and recommended approval at the May 9, 2016 meeting. Per usual process, staff recommends the Village Board approve the final plat contingent on final staff approval of engineering. He provided the Board with Additional Documentation: Final Plat – Channahon Corporate Center Unit 1.

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 (PIN 10-04-400-021 and 10-04-208-004) – 2nd Read

DCD&IS Mike Petrick informed the Board that following the board meeting on June 20, 2016, the following revisions have been made to the proposed PUD ordinance:

- C. No Cargo Transfers. No cargo shall be transferred on this site from one truck/vehicle to another as a result of scale weight. Thorntons will place signs prohibiting such activity.
- D. Right of use by Village. Thorntons will do nothing to impede or deny the Village of Channahon's use of the scale.

Regarding letter D., Thorntons is having their officers draft a letter for the board meeting that describes a limited reimbursement to the Village for use of the scale.

The Village examined "use fees" for using the scale and found two items:

1. CAT has a universal pricing across-the-board for use of their scales - \$10.50 per weigh. They are not willing to modify their national price for one location to add a minute amount of tax/fees.
2. The amount as originally proposed was not to exceed 5% of the cost to weigh. If there were 1,000 trucks weighing per month, it would only bring \$6,000 annually to the Village. This amount seems insignificant compared to the number below (increased fuel usage).

Based on data provided by CAT to Thorntons, the inclusion of a scale at the travel-center facility that Thorntons is constructing, there would be an increase of fuel sales by approximately 10%. Thorntons estimates that without the scales, they will sell 800,000 gallons of diesel fuel per month. With the scale, that number would increase to 880,000 gallons of diesel fuel sold per month. This equates to 960,000 additional gallons per year. With the \$0.09 per gallon diesel tax that the Village has established, this creates an additional \$86,400 in annual revenue with the scale, versus without.

From a question of truck traffic, I have used the fuel sale estimates to find the following information. A typical semi-truck holds a range of fuel from 150 to 300 gallons. The majority of modern trucks tend to hold around 240 gallons, used in this example.

960,000 gallons of fuel, annually / 240 gallons per truck = 4,000 additional trucks, annually.
 4,000 trucks / 365 days per year = 10.95 trucks per day. This is less than one additional truck every 2 hours, using an even distribution 24 hours a day, 365 days per year.

(For information, using the same mathematical formula the base traffic level of trucks without the scale is roughly 4.5 trucks per hour – approximately one truck every 13 minutes.)

Base on the information available, the rough takeaway from this math is that **without the scale, there should be 9 trucks every 2 hours. With the scale, there will be 10 trucks every two hours.**

Additionally, there has been discussion with Thorntons about a smaller, monument/pole style of CAT Scale sign. Thorntons was forwarded examples to provide to CAT for analysis of possible alternatives. A new supporting document has been attached displaying these sign examples. CAT has not provided any additional modified sign drawings at this time. It is not known if CAT will be bringing forth a proposed reduction in sign size, or if that will be a condition they agree to at the meeting. Thorntons has indicated that CAT is the decision-maker regarding the signage on their scale.

Previous Background Information

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 sqft).**
- *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 outlot*
 - *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.

Additional Documentation of the following were provided:

- *Ordinance*
- *PUD Application*
- *PUD Application Supporting Letter*
- *Plans & Drawings
 - *Site Dimensional & Paving Exhibit*
 - *Drainage Plan*
 - *Final Plat of Re-Subdivision*
 - *Landscape Plan**
- *Sign schematic*
- *Sign Variance Letter from CAT*

Trustee Host thanked Mr. Petrick for all the work put in to put this together and addressing all the concerns of the Board.

Trustee Slocum asked what was decided regarding the sign. Visuals were shown of different options to consider.

Trustee Scaggs asked for clarification of the dimensions of the sign. A representative for the CAT Scale Company, Kent Jergensen, stated the sign on the single pole is 6x6.

Trustee Scaggs stated he went over to both Minooka and Lorenzo Road to look at the signs there and felt they blended in to the façade.

VP Moorman Schumacher said her concern is that this is the corridor for the Village and is concerned on the image presented. She would like to make it as unobtrusive as possible. Discussion took place regarding the size of the sign, color of the sign, and enforcement of unloading of excess cargo along with the guesstimated increase in sales due to the addition of a truck scale on the site.

Trustee Host asked whether there is going to be a request for more pumps in the future. An increase in pumps would require a change to annexation agreement and PUD. She is concerned regarding the truck traffic increase.

FINANCE DEPARTMENT

An Ordinance Increasing the Fee for Returned Checks in the Village of Channahon, Will and Grundy Counties, State of Illinois – 1st Read

Finance Director, Heather Wagonblott informed the Board that staff wants to increase the NSF fee from \$10.00 to \$35.00. She is requesting to waive second read.

Non-Sufficient Funds/Returned Check Policy

Finance Director, Heather Wagonblott, stated she was unable to locate a NSF Policy. She gave the Board a summary of the policy up for adoption. The Mayor requested one change which is included in the document attached. The words "cashier's check" was added to #3 in the Utility section and #4 of the Permits, Fines, Fees section.

POLICE DEPARTMENT

No Formal Items for Discussion.

PUBLIC WORKS DEPARTMENT

Amendment to Exxon Mobil / IDI Stormwater Easement

Director of Public Works Ed Dolezal informed the Board that the proposed subdivision design by IDI Gazeley requires a detention pond outfall to be installed on ExxonMobil property. On December 7, 2015 the Village approved an Easement Agreement with ExxonMobil and IDI Gazeley. Further design has relocated the outfall pipe to minimize impact to trees and terrain. This Amendment redefines the easements locations. The following additional documentation was provided: Original Agreement and Resolution with Amendment to Agreement (Exhibit A).

COMMUNICATIONS

Illinois Environmental Protection Agency

VA Durkin informed the Board that the IEPA approved the changes in the plans for the proposed water main improvements at I55 and Bluff Road. Trustee Host asked if there is a chance it could expire before work is complete. At this point that is not expected to happen.

PUBLIC COMMENT (Limit to 5 Minutes)

The Committee of the Whole was adjourned at 7:00 p.m.

**Submitted by
Patricia Perinar
Village Clerk**