

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
FEBRUARY 17, 2020**

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

Also present were Village Administrator Thomas Durkin, Director of Community Development and Information Systems Mike Petrick, Finance Director Heather Wagonblott, Director of Public Works Ed Dolezal, Chief of Police Shane Casey, Village Attorney David Silverman and Village Clerk Kristin Hall.

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.

VILLAGE PRESIDENT

ADMINISTRATION DEPARTMENT

Discussion – Channahon Fire Protection District Annual Performance and Stats

Chief Petrakis gave a brief presentation regarding the 2019 performance and stats of the Fire District.

Discussion – Provide Authorization to Enter into Final Contract Negotiations with Solid Waste Service Provider

Durkin stated on January 24, 2020 the Village received 4 responses to the Solid Waste RFP. He stated as you are aware, the current solid waste services contract with Waste Management is expiring on April 30, 2020. He also stated that responses were received from Waste Management, Environmental Recycling and Disposal, Republic Services and Homewood Disposal. He stated our internal group, comprised of VP Moorman Schumacher, Trustee Greco, Administrator Durkin, Finance Director Wagonblott and Accountant Maggie Churchill reviewed each proposal and suggested further discussion be held with Waste Management, Republic Services and Environmental Recycling and Disposal regarding their responses and proposed level of services. He further stated that during the week of February 9th, the working group held individual meetings with the three proposers. He stated as a result of those meetings, the group is recommending that the Village Board authorize staff to enter into final contract negotiations with Environmental Recycling and Disposal for solid waste collection and disposal services to begin May 1, 2020. He also stated that from a purely cost only view, the group believes that Environmental proposal provides the greatest amount of service for the most economical price. He further stated that the basic scope of services to the residents, which will be finalized and made part of the contract, includes the following:

Refuse Service

1 – 95 gallon container provided to residents for weekly garbage pickup. Residents may choose a 65 – gallon container as an option. One additional item may be placed for disposal to total less

than 50 pounds. A senior and 100% disabled veteran discount is also being provided (amount to be finalized). Residents have the option of renting additional carts for a monthly charge.

Recycling Service

1 - 95 gallon container provided to resident for weekly recycling pickup. Residents may choose a 65 – gallon container as an option.

Yard Waste Service

1 – 95 gallon container provided to resident for weekly yard waste pickup. Overflow yard waste will also be collected in biodegradable paper bags. Yard waste stickers will no longer be needed for yard waste disposal.

Senior and 100% Disabled Veteran Service

Open to seniors and 100% disabled veterans only. Includes 35 – gallon garbage container and 35 – gallon recycling container at a reduced rate.

Durkin stated these are the main services proposed to be provided to the residents. He stated other services (i.e. white goods pickup, oversized bulk items, provision of services to Village facilities) will also be included in the final contract. He also stated that the contract language will also include provision for minimum insurance requirements, the requirement of a performance bond, liquidated damages, etc. He further stated that the initial term of the proposed contract is six years. He stated an annual adjustment is proposed and will be finalized as part of the final contract negotiations.

Trustee Host stated she appreciates that all of you put that together so quickly. She stated that time was of the essence and it was a lot of pressure. She also stated kudos to the companies, obviously they have their businesses in mind but they worked well with us. She stated she appreciates the hard work.

Durkin stated it was a short window and he thanked everyone that responded. He stated we got a lot of good information; it was not an easy recommendation to come to but he thinks the working group is comfortable bringing that name forward.

VP Moorman Schumacher thanked Accountant Maggie Churchill for putting a lot of extra effort and work into this.

Trustee Greco stated a lot of valuable input was received from Accountant Maggie Churchill.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Discussion – An Ordinance of the Village of Channahon, Will and Grundy Counties, State of Illinois to Grant a Special Use Permit for the Operation of an Automobile Laundry (Car Wash) (Casey’s General Store/PIN 10-17-115-002-0000) – 1st Read

Discussion – Final Site Plan for Casey’s General Store at 25217 W. Eames Street

Petrick stated Casey’s Retail Company is requesting approval of a Special Use Permit for a Car Wash and Final Site Plan for the relocation of the Casey’s General Store at 25217 W. Eames Street. He stated the new location is immediately east of the current location. He also stated the

zoning change to C-3 and Special Use Permit were approved by the Village in November 2017 with knowledge that the Final Site Plan would proceed for review and approval following engineering approval. He further stated the engineering design, review and approval has taken two years; therefore, the Special Use Permit has expired and now required reauthorization. He stated the final engineering of the project is almost complete with final details being reviewed and submitted (i.e. IDOT and IEPA permits, minor changes to easement plat, posting of surety, payment of tree preservation fees, etc.)

PZC Recommendation:

Petrick stated the PZC consider the Special Use Permit request during a Public Hearing at their regular meeting held on February 10, 2020. He stated during the Public Hearing one member of the public provided comments regarding the desire to see the car wash hours operation in the ordinance, potential glare of lights toward nearby residents and final stormwater design of the project following concerns expressed in the original Public Hearing in 2017. He stated Commission discussion focused on the following:

- Clarification that the existing Casey's would be kept open during the construction (yes) and whether Casey's had any plans for it (decommission the fueling station by removing the fuel tanks and canopy, but no plans for the building as of yet).
- Question of how the concerns from the first Public Hearing regarding flooding were addressed (the underground detention basin is sized appropriately for site run-off) .
- Inquiry as to the size comparison with the existing store (3,200 square feet at original store vs. 4,600 square feet at the new store).

Petrick stated a motion was made to enter the findings of fact that the standards set forth in the appropriate sections of the Village Code had been met and to recommend the Village Board approve the Special Use Permit with the condition to limit the hours of operation as stated by the applicant. He stated the motion was approved by a 5-0 vote. He also stated that a motion was made to recommend the Village Board approve the Final Site Plan, and that motion was also approved by a 5-0 vote. He further stated that he would like to waive second read, since this is not a new issue and that there is a representative from Casey's engineering group to answer any other questions.

Trustee Slocum asked what would become of the old site.

Patrick Moon, from Farnsworth Group, stated traditionally what they will do is remove the canopy, the dispenser islands and the fuel tanks. He stated they will try to sell or lease the site with an existing building on it.

Trustee Scaggs asked if it was a right turn-in/right turn-out that is proposed to be provided on Route 6.

Petrick stated yes, there is a right turn-in and a right turn-out onto Route 6, with a new lane coming on the south side of Route 6, that's for the turn-in and turn-out. He also stated you won't be able to make a left turn directly on to Route 6. He further stated that the left turns would come off of Center Street.

Trustee Scaggs stated it was a good-looking building with the brick and stone.

Trustee Slocum asked what kind of car wash, brushes or just water.

Mr. Moon stated he didn't know, he just does the site design.

Petrick stated the sign says touch free and soft touch, so one of each. He also stated he won't go into detail about the landscaping but it does meet the Village Ordinance requirement. He further stated that they did have to do some slight modifications.

Discussion – Final Plat of Subdivision for Love's of Channahon

Petrick stated CESO, Inc., on behalf of Love's Travel Stops & Country Stores, Inc. is requesting approval of a preliminary and final plat of subdivision for the Love's Channahon Plat of Subdivision. He stated given the minor nature of the plat, the preliminary and final plat of subdivision are being handled through one document. He also stated the plat consolidates two parcels into one, dedicates Bluff Road right of way and establishes/vacates easements. He further stated the PZC considered the request at their regular meeting held on February 10th. He stated the Commission provided no further comment or direction. He also stated a motion was made to recommend the Village Board to approve the final plat of subdivision and the motion was approved by a 5-0 vote.

Discussion – Concept Plan for Dollar General at Peninsula

Petrick stated following the June 2019 review of a concept plan in conjunction with a mixed-use development at Peninsula at Ravine Woods, Channahon DG, LLC is requesting a second review of the Dollar General concept plan. He stated the Peninsula PUD was previously approved through final plat then vacated during the Great Recession. He also stated the previous approvals included twelve four unit townhome buildings and three commercial/mixed-use lots. He further stated the Dollar General site falls within the location of two of the originally platted commercial lots. He stated the details of the design of the store including the site plan, landscaping, brick architecture and monument sign have been developed. He also stated the applicant has requested an additional concept plan review in order to receive feedback on the vast changes in details prior to proceeding forward with full engineering and building plan submittals and the necessary application for final site plan, variance and final plat of subdivision.

PZC COMMENTS:

The PZC considered the request at their regular meeting held on February 10th. The Commission discussion focused on the following:

- Clarification of the foundation landscape area as they are not on the color elevation plans (the west and north facades would indicate a 3' wide planting area adjacent to the building).
- Direction to make sure that the cross-access connection on the future right-in/right-out to the east has enough space to construct an adequate turning radius.
- Clarification that the plan is to keep the existing Route 6 location open (that is Dollar General's plan, they have stated that they see the two sites as separate markets).
- Question of the size comparison with the Route 6 store (11,000+ square feet on Route 6 vs. 9,100 square feet in new store).

- Clarification of the variation request (40 required spaces, 35 included in site plan).
- Discussion of possible alternative materials for the “faux” window brick accent areas and addition of awnings over the accent areas on either side of the entrance.
- Reminder to applicant’s engineer o check with IDOT early as to whether additional right of way would be needed for any future widening of Route 6 (current right of way width is 100’).
- Concern for the precedence of a parking variance, particularly when adjacent to a residential subdivision.
- Discussion of possible locations and design changes to include the extra parking spaces including acquiring an extra 20’ from the north property.

Petrick stated that Dollar General revised the site plan to reflect three additional parking spaces based on the concern by the Commissioners for a 20% reduction in parking. He also stated that the future variance request would then be to have five fewer parking spaces versus the previous plan of eight.

VP Moorman Schumacher asked the frequency of deliveries.

The engineer for Dollar General stated that they have implied that deliveries would take place after hours while the customers were not at the store.

Trustee Host stated at the other Dollar General they are coming while the store is open and that has been a complaint from the residents she has. She stated we have the opportunity to help curb a problem; she stated she just doesn’t see how that is going to work, unless it is always when the store is closed.

Trustee Scaggs stated there are a lot more parking spaces at this one.

Discussion regarding the existing Dollar General’s deliveries took place.

Petrick stated this is concept review, this is to give the developer thoughts on what the Board feels and would want changed if the developer were to bring it forward.

Board Direction was to see if the long, brick walls could be broken up and to find a better solution for the truck deliveries.

Discussion – Concept Plan for Big Basin Marina

Petrick stated Big Basin, LLC is requesting review of a Concept Plan for the front half of the Big Basin Marina property. He stated the concept plan proposes to remove a portion of the existing mini-storage building and construct a small addition on the other end of the building to make it deeper, together with the installation of a screening fence, defined entrance locations to Front Street and landscaping improvements. He also stated the marina and bar uses would continue to operate on the property. He further stated the intent of the improvements is to ready a portion of the mini-storage building and the gravel yard for use by Innovative Intermodal, Inc. a transportation support service and logistics business, which is currently operating one of their locations on unincorporated property to the west.

PZC COMMENTS:

The PZC considered the request at their regular meeting held on February 10th. The Commission discussion focused on the following:

- Question of owner whether he had any future plans for separating the north property from the marina property (no plans for that, they would like to keep the marina and other uses so that the property is viable economically).
- Question of owner as to the future plan for the self-storage and whether they would modify the building to be more useful for their business of Innovative Intermodal (the storage units would continue to be rented out as such, being that building is old the owner thought that if things go well for their business they might be able to build a new building in the future).
- Clarification of the location and style of the fence (style has not been determined but the fence would be for aesthetic and security purposes) and the location of the entrance they use now for the property next door (immediately west of the marina property).
- Clarification as to what the shop is used for now (the boat repair facility moved out and the unit remains empty).
- Question as to whether the business hauls tankers (no), stores goods overnight (when the driver has to leave in the early morning), or hazardous materials (rare, if at all due to liability).
- Desire to see an analysis of the site lines of southbound Front Street in relation to stopped trucks waiting to turn in the proposed entrance to the fenced in area.
- The need for clarification on whether paved surfaces would be required on some of the property (i.e. new boat parking area or fenced in yard area) and whether proximity to the river would make paving a good or bad idea with regard to drainage.
- Confirmation that the owner has no desire to rent parking spaces to truck drivers that do not drive for the business and the desire to see that included in any approval ordinances.

Bill Norman, site manager for Big Basin, stated 5 units are being removed from the self-storage building and everything else is remaining. He stated there will be an electronic gate installed.

VP Moorman Schumacher asked what kind of trucks are utilized in their business.

Mr. Norman stated intermodal traffic consisting of trailers and tractors.

VP Moorman Schumacher asked many trucks are in and out of the site per day

Petrick stated he will forward that information to the Board Members.

VP Moorman Schumacher stated her concern is how many times you are in and out of there a day, 20 – 30 trucks in and out 4 times a day is a lot of truck traffic on a road that is in poor condition as it is. She stated the other direction brings you right in the middle of town.

Mr. Norman stated that 99% of their traffic comes in right off I-55 and they do not go the opposite way. He stated they just get off and on I-55. He also stated this is just for just their

company, they are not parking other companies down there. He further stated they just want our own spot. He stated a couple questions were asked if we were asking for a zoning change, as far as to sell the property. They have no interest in selling the property and if they ever did, if there is a way we could put in the contract that the zoning does not go with it at the point. He also stated they are not looking to upgrade the property to sell. They are just doing it for ourselves.

VP Moorman Schumacher asked if it they were strictly third party haulers.

Mr. Norman stated yes. They do not load or unload anything. He stated they just pick it up and take it to the customer.

Trustee Scaggs stated the petitioner indicated they are located on the adjacent property now so is this just a relocation?

Mr. Norman stated that was correct.

Trustee Scaggs questioned whether is it about the same amount of trucks as you have now?

Mr. Norman stated we may add a few trucks. He stated we have a terminal in Chicago, St. Louis, Indianapolis and Channahon. He also stated they are not looking to increase their existing business at this location. They are staying about the same in this area.

A lengthy discussion took place regarding the Concept Plan for Big Basin.

Discussion – Draft Text Amendment of Zoning Regulations for Adult-Use Recreational Cannabis Establishments

Petrick stated on January 6, 2020 the Village Board gave staff direction to draft a Zoning Regulation text amendment regarding Adult-Use Recreational Cannabis Establishments. He stated prior to publishing for the required Public Hearing at the Planning and Zoning Commission, staff is presenting the draft text amendment for Village Board feedback. He also stated the draft text amendment includes the following:

- Definition of the uses
- Permitted in the I-1 and I-2 districts
 - 1,500' from existing schools, daycares and parks
 - Measured from property line of use to the nearest wall of dispensary
 - 250' from existing residential uses
 - Measured from property line of use to nearest wall of dispensary
 - Limit of 2
 - 1,500' between dispensaries (measured from the property lines)
- Prohibit on-site consumption/use
- Co-location of dispensary with grower, cultivator or infuser is possible
- Retail parking calculation for dispensary, manufacturing for all others

Petrick stated the text amendment includes the prohibition of on-site consumption/use of cannabis products; however, this would not apply to any other use or zoning district not included in the draft. He stated staff is proposing that on-site consumption be addressed in the Zoning

Regulations in the General Regulations section. He also stated the Village Attorney is currently drafting a definition of a cannabis smoking lounge and language prohibiting such a use in all zoning districts, which would be included in the final draft of the text amendment.

VP Moorman Schumacher asked the Village Attorney about specifically creating a license for dispensaries.

Attorney Silverman stated you couldn't really license them. The State has preempted municipalities from licensing. He stated the ordinance states that we will only permit two, so the Village is regulating by the number of facilities.

Petrick stated that number is just regulating the dispensaries not the other types of uses.

Trustee Scaggs requested if churches could be added to the list of sensitive uses.

Petrick stated he wasn't sure if churches were included, but we can add them.

Trustee Host questioned whether the growers and cultivators are going to have the same or a different type of restrictions as to location.

Petrick stated the dispensaries have a more strict location policy than the others. He stated the others are only restricted to the I-1 or I-2 zoning district. He also stated that the nature of the business, the way that those are encased in buildings; the thought process with that was that it was not as imperative for them to be restricted. He further stated the I-1 and I-2 zoning district is not going to be comingled as much as you would see with other things.

Discussion took place regarding additional restrictions that could be placed.

Board Direction was move forward with the addition of distance from churches for any dispensaries.

FINANCE DEPARTMENT

Discussion – Moody's Annual Comment Report on Channahon

Wagonblott stated effective January 2016, Moody's launched a new research publication, the Issuer Comment Report. She stated the Issuer Comment Report provides an assessment of the most recent credit information for most US local government issuers with outstanding Moody's general obligation and related ratings. She also stated the report presents a summary of key economic demographic, finance and operating information within the context of Moody's ratings methodology and do not announce rating actions. She further stated the Issuer Comment Report provides the bond market with updated credit information for US cities (including other municipalities such as towns and villages), counties and school districts, including for many issuers with no current or recently published Moody's research. She stated the Issuer Comment Report will also benefit issuers because they provide them with a single reference source for their Moody's general obligation (and related) ratings, annually updated research on credit and updated economic and demographic data used in Moody's local government general obligation methodology. She also noted that the Village of Channahon's Moody's rating was not moved up

or down as a result of this Issuer Comment Report, nor was the Village's Moody's rating reaffirmed through this process. She further stated this is a report that is published each year by Moody's as a tool to maintain current communication with investors. She stated when the Village issues debt (or a new bond), a more detailed report published by Moody's goes before a Moody's rating committee to affirm or change the Village's Moody's credit rating. She also stated that this is the fifth Annual Comment Report the Village has received from Moody's. She stated the Issuer Comment Report released on January 28, 2020 was shared with our municipal bond specialists, Bernardi Securities. She stated in summary, the result of the published Issuer Comment Report for the Village of Channahon was a positive one. She stated for example, the report states "The credit position for Channahon is very good and its Aa2 rating is a little stronger than the US cities median of Aa3. Notable credit factors include a robust financial position, a strong wealth and income profile and a healthy tax base. It also reflects an exceptionally light debt burden and a somewhat elevated pension liability." She stated the report also stated that "the Village has a robust financial position, which is relatively favorable when compared to its Aa2 rating. Channahon's fund balance as a percentage of operating revenues (148.4%) is far above the US median and saw an impressive increase 2015 to 2019. Additionally, the cash balance as a percent of operating revenues (161.9%) is far superior to other Moody's-rated cities nationwide."

POLICE DEPARTMENT

Casey stated he had no formal items.

PUBLIC WORKS DEPARTMENT

Discussion – Route 6 Business Center (Ridgeline) – Improvement Completion Guarantee Reduction Allowance

Dolezal stated no steps have previously been reduced. He stated all guarantees are held with a single bond. He also stated in accordance with Subdivision and Development Regulations, the developer has requested a reduction to the improvement guarantee. He further stated that the guarantee covers typical improvements consisting of watermain, a sanitary sewer connection, storm sewer connections, roadway connections and detention basins. He stated the reduced amount corresponds to the allowable reduction to 20% of the original guarantees. He also stated per ordinance, reductions can be considered when all improvements associated with the reduction request are not less than 95% complete and staff has confirmed this is accurate.

Discussion – A Resolution to Fund Phase II Engineering for Stage 2 of Bridge Street Multi-Use Path and Execute a Local Public Agency Agreement and Phase II Engineering Agreement

Dolezal stated a year ago we got the second ITEP Grant to continue the Bridge Street Multi-Use Path. He stated these are the two agreements that go along with that. He also stated that the first one says we have an agreement with the State, that creates the 80% (federal) 20% (local) funding although if you read the ordinance it states we pay 100% and then get reimbursed the 80%. He stated at the end of the day, we would be paying \$46,023 to that project. He further stated this does two things, enters us into an agreement with Strand and enters us into an agreement with the State.

Discussion – A Resolution Designating an Authorized Representative for Signing Documents Associated with an Application to the IEPA Wastewater Treatment Plant Energy Efficiency Grant

Dolezal stated there was a notice of funding opportunity that the State put out; it's called the IEPA Wastewater Treatment Plant Energy Efficiency Grant. He stated we are in the process of updating our treatment plant so we have a pretty decent application for cost savings. He also stated it's a little bit of money and there is a local match of 15%. He further stated that the number they are putting in this application is \$900,000, so there could be some significant dollars associated with that. He stated there are two signatories required on this and it makes VP Moorman Schumacher and myself the signatories on these documents.

Discussion – Purchase a Neptune Service Meter for Amazon

Dolezal stated Ferguson Waterworks is a sole source supplier for Neptune Meters. He stated Amazon would reimburse this expense.

COMMUNICATIONS

1. City of Joliet, Alternative Water Source Program Implementation

Dolezal stated Joliet is going to spend 2020 looking at the two Lake Michigan options, so at that point they are going to want to know who will get involved with them. He stated we probably have until the end of the year to decide. He also stated before we can make that decision we need to get some things in place and get some questions answered.

2. Radon Action Month 2020

Durkin stated this is a little bit after the fact. The EPA deemed January as Radon Action Month. The Will County Health Department had provided some information for the public information outreach in our lobby and this letter was just thanking us for our assistance in doing that.

3. Troy Township

Durkin stated that a letter was received from Troy Township Highway Department indicating they have changed the weight limit of the Shepley Road Bridge to 18 Tons. He stated the signs are up notifying the traveling public.

PUBLIC COMMENT

EXECUTIVE SESSION

The Committee of the Whole was adjourned at 7:14 p.m.

Submitted by
Kristin Hall
Village Clerk

