

**CHANNAHON VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING  
FEBRUARY 21, 2022**

VP Moorman Schumacher called the meeting to order at 6:00 p.m. with Trustees Greco, Host, Perinar, McMillin, 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**

**Recognition of Officers**

VP Moorman Schumacher stated this item will be moved because the officers are not here yet; we will come back to this when they are present.

**ADMINISTRATION DEPARTMENT**

Durkin stated he had no formal items for discussion.

**COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS**

**Discussion – Final Plat of Subdivision: Penske’s Channahon Subdivision**

**Discussion – Site Plan: Penske Site Plan 23334 S. Frontage Road West/Penske’s Channahon Subdivision Lot 2**

Petrick stated Penske Truck Leasing Co. L.P. is requesting approval of a Final Plat of Subdivision and Site Plan for the redevelopment of Lot 2 for use by Penske as a rental and maintenance facility. He stated the project is located on the west side of South Frontage Road West, north of Thornton’s, south of Zauratsky Road. He also stated approval of the final plat would create two (2) new lots with utility and drainage easements. He further stated approval of the site plan would allow for the construction of an approximate 23,000 square foot building, fueling canopy, fenced parking lot and detention ponds. He stated the final engineering of the project is under review. He also stated redevelopment of the site would include a phased demolition of the existing structures. He further stated it is the applicant’s intent to move to demolition and construction following engineering and village approvals.

**PZC RECOMMENDATION:**

The PZC considered the request at their regular meeting held on February 14, 2022. Commission discussion focused on the following:

- Whether one (1) year would be enough time to construct the new building and start demolition of the old one;
- Penske representatives stated that they believed the time would be enough as the only supply chain issues they have experienced has been with overhead doors and there should be plenty of time to order those.

- Clarification of utility relocation and resulting easement changes;
- Inquiry as to what size trucks and trailers Penske anticipated renting/leasing from this site;
- Truck rentals range from 12' to 26', while trailers can be up to 53' varying from box trailers to flatbeds to semi-trailers.
- Question of anticipated growth at this new, larger site with respect to additional traffic;
- The Penske representative stated that it would be hard to project given the ups and downs of the economy through the pandemic. However, a traffic study was not needed as it was determined that the full use of the site was at a greater traffic capacity prior to Penske purchasing the property.
- A commissioner stressed the importance of reviewing the access drives given the turning radii of the anticipated truck sizes, projected demand of traffic and future redevelopment plans for the Sunbelt site;
- The project engineer stated that the review is ongoing and turning radius design is part of that. The Penske representative stated that the traffic would further be reduced from previous businesses as customer traffic would be eliminated at the north building when the redevelopment occurs. The future Penske body shop would not have customers on-site daily and would only serve Penske fleet body repairs.
- A commissioner asked the project team to keep in mind the proximity to the residential to the north when designing the facility and operations of the future body shop redevelopment.
- Clarification that this project would be a closed service shop for Penske owned/leased vehicles and trailers, and that the public would utilize the facility to rent moving trucks.
- It was stated that the site would be predominantly commercial leasing but it would have a "residential" leasing counter. Tractor-trailer leases are not on site very often except if they also have a fueling contract as they do not require as much maintenance.
- The Penske representative provided an explanation LEED certification.
- The level Silver for this location would include energy efficient lighting and controls, solar array, water sense plumbing fixtures and construction practices that incorporate recycling and reduction in waste.
- Clarification of security fencing; "Electric Guard Dog" fence would be activated and gates closed outside of sales hours.

Petrick stated a motion was made to recommend the Village Board approve the Final Plat, subject to staff review and approval of final engineering. He stated the motion was approved by a 5-0 vote. He also stated a motion was made to recommend the Village Board approve the Site Plan, subject to staff review and approval of final engineering and demolition of 23400 S Frontage Road W within one (1) year from the issuance of the building permit for the new

building at 23334 S Frontage Road W. He further stated the motion was approved by a 5-0 vote.

VP Moorman Schumacher asked what are the plans for the former facility.

Josh Lester, representative for Penske, stated that is a great question but he does not know at this time.

Petrick stated for further clarification, that is the property on Route 6 near Joliet.

Trustee Perinar stated that she likes that we are continuing the bike path in front of that facility. She questioned whether the path will go to the end of what is being constructed right now.

Petrick stated yes it will go along with the development. He stated that when the northern most lot comes in for site plan later, the bike path will be part of that site development as well. He also stated that the path would be right at Zauratsky Road at that point.

Durkin asked Petrick to talk about the fencing and utilities in that area.

Petrick stated that all the utilities are underground and are very cramped in that area. He stated that some of the utilities need to be relocated. He also stated that the municipal utilities are being extended to the north, to the far edge of property. He further stated that fencing will be the black wrought iron look with masonry pillars.

Trustee McMillin asked about the guard dog fence.

Petrick stated that the guard dog fencing is part of this plan. He stated that it is on the inside of the exterior fence. He also stated that you would have to jump their fence to get to the guard dog fence. He further stated that it is allowed by ordinance to be installed in that manner.

Trustee McMillin asked if we have demolition specifications in our ordinance. He wants assurance that they will follow all of the OSHA specifications in regards to demolition. He also questioned whether they will be responsible for clean-up during construction.

Petrick stated yes, they would follow construction debris clean-up. He stated that he doesn't know if we specifically call out demolition regulations. He also stated that if it is part of the building code, we've adopted the building code by reference.

Trustee McMillin asked who would be observing.

Mr. Lester stated a temporary construction fence will be placed around the property and there will be a construction tracking pad so they won't carry debris out onto the road. He stated that it is in the Village's standards for construction. He also stated that as far as demolition, we will follow any regulations that are in the code.

Trustee Greco asked what is the timeline for demolition and when will construction start.

Mr. Lester stated that we are wrapping up the purchase now and then we are going to go right into construction. He stated probably late March, early April.

## **VILLAGE PRESIDENT**

### **Recognition of Officers**

Casey stated that Sergeant Dan Kostal, Sergeant Paul Potts are present and Officer Andy Chapple was not able to be here today. He stated that they have served on their respective ILEAS teams from 2014 to 2021. ILEAS is short for the Illinois Emergency Alarm System and he gave a quick background on ILEAS. ILEAS equips and oversees several multi-jurisdictional teams throughout the State. He stated that the two main teams are the Weapons of Mass Destruction Special Response TEAM (WMD) and the Mobile Field Force. Sergeant Kostal and Sergeant Potts were part of the WMD team for this region. The WMD are locally equipped SWAT teams that are specially training and funded by ILEAS to deal with human threat and hazardous material environments. They are also deployed as regional tactical assets for local agencies. He also stated that Officer Chapple was part of the Mobile Field Force team. The Mobile Field Force team are multi-jurisdictional teams of local officers, used to deal with civil disorder. He stated that the Mobile Field Force teams are often employed and can be used to provide large support to local agencies that have significant or long-term patrol needs they cannot fill during unusual events. He also stated that most recently they were used for the battery fire out in Morris. He provided highlights for each team.

VP Moorman Schumacher stated that on behalf of the Village Board, Channahon Police Department and the entire region, thank you for your service to our community. She presented certificates to Sergeant Kostal and Sergeant Potts.

## **FINANCE DEPARTMENT**

### **Discussion – An Ordinance Amending the Village of Channahon Code of Ordinance with Respect to Water Service Charges (1<sup>st</sup> Read)**

VP Moorman Schumacher stated that this was part of the discussion last meeting. There is currently at a 3% annual increase on water rates and we wanted to go to a 5% increase due to the Lake Michigan water decision and so people know what to expect.

Wagonblott stated that she worked with Administrator Durkin and Attorney Silverman to get this drafted. She stated that it mirrors the ordinance currently in place and now represents a 5% increase. She also stated that beginning May 1, 2023 the water service charge will increase 5%, and continue at a 5% increase on May 1<sup>st</sup> for the following years.

Trustee Scaggs questioned whether that it will be 5% increase from now until 2032.

Wagonblott stated that it will be 5% from now until when the Board changes it, so it could be before 2032 or after 2032.

Trustee Scaggs stated so you are saying the maximum it could be increased is 5%.

Wagonblott stated this proposed ordinance adjusts the annual increase from 3% to 5%.

### **Discussion – A Resolution Obligation Retirement – 2016 Refunding GO Bond (2018 Tax Levy Payable in 2019)**

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Wagonblott stated that these are housekeeping items based on an MFT audit with the Department of Transportation. She also stated that these consist of a few of their forms that we had not submitted.

### **POLICE DEPARTMENT**

#### **Discussion – An Ordinance Authorizing the Sale of Certain Personal Property Owned by the Village of Channahon**

Casey stated that we have two 2015 Ford Explorers, both with high miles. He stated that the Grundy County Proactive Team is always looking for a surplus vehicle. He also stated that we are looking to dispose of these two vehicles.

Casey stated that there was some talk of swapping out for an older vehicle in the Public Works Department. He stated that we will wait until this next budget cycle and the cars that will be replaced will probably be a better vehicle for the Village utilize for the replacement of the vehicle in Public Works.

### **PUBLIC WORKS DEPARTMENT**

#### **Discussion – A Resolution to Enter into Easement Agreements for the Bridge Street Multiuse Path**

VP Moorman Schumacher stated that this is on for Executive Session. She stated that the resolutions for the easements were in your packet. She also stated that if anyone would like to discuss those specifically, we can go into Executive Session after the Committee of the Whole because there is action required at the Board Meeting.

Dolezal stated that there are two more agreements and we still have two more to acquire.

### **COMMUNICATIONS**

#### **Discussion – A letter from Illinois Housing Development Authority Regarding St. Elizabeth Senior Resident Phase II**

Durkin stated the Illinois Housing Development Authority is currently reviewing an application for a 54-unit development in Channahon. He stated that this would be Phase 2 and the total number of units will need to be approved by the Board. He also stated that they have asked for 54 units but it could be less.

Trustee Scaggs asked how many buildings contain the 54 units.

Petrick stated that they proposed 3 buildings of 18 units each. He stated that 4 building with 12 units were Phase 1. He also stated that they are similar buildings but a little bit different. He further stated that it is just a concept plan right now.

Durkin stated that everyone should have received an email regarding the Statement of Economic Interest. He stated that this year is the first year, that the questions have changed dramatically, due to a change in state law. He also stated that be careful to review those new questions. They need to be filed by May 1<sup>st</sup>.

### **PUBLIC COMMENT / EXECUTIVE SESSION**

The Committee of the Whole was adjourned at 6:28 p.m.

Submitted by Kristin Hall, Village Clerk

