

**CHANNAHON VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING  
APRIL 19, 2021**

VP 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.**

**ADMINISTRATION DEPARTMENT**

**Discussion – An Ordinance Authorizing the Execution of an Annexation Agreement between the Village of Channahon and Expert Electrical Contractors, Inc. (Creekside Estates Property) – 1<sup>st</sup> Read**

**Discussion – An Ordinance Annexing Certain Territory to the Corporate Limits of the Village of Channahon (Creekside Estates Property) – 1<sup>st</sup> Read**

Durkin stated the attached draft annexation between the Village of Channahon and Expert Electrical Contractors, Inc. pertains to the development of approximately 33 acres of property located on the west side of Bell Road at Ravine Woods Drive. He stated the developer, Expert Electrical Contractors, Inc. is proposing the development of 112 duplex units on 56 lots. He also stated items included in the annexation agreement include:

- Annexation of the property to the Village of Channahon.
- Rezoning upon annexation to the R-3 Multi-Family Residence District and granting of a Special Use Permit for a Planned Unit Development.
- Construction of storm sewer in rear and side yards of alternate material (high density polyethylene (HDPE). Alternate material pipes will be maintained by homeowners association and not the Village of Channahon. Storm sewers located within public ROW, under roadways or that carry stormwater from a roadway to ultimate outfall must be constructed of concrete.
- Dedication of roadways and improvements to the Village of Channahon.
- Provision that private common open space, alternative storm sewer materials, storm water facilities, bike paths and trails and other common areas or facilities on the subject property will be maintained by the homeowners association.
- Establishment of a Special Service Area (SSA) for the property to be utilized as a backup mechanism for the care and maintenance of the common facilities listed above in an amount of up to \$.25 per \$100.00 of assessed valuation.

- Waiver of permit fees for two (2) model homes located on Lot 56 with deferral of utility connection and impact fees until issuance of final occupancy permit.
- Additional tree replacement plantings in the amount of 112 trees.
- Final details regarding engineering design and stormwater pond design (Exhibit E) are forthcoming and will be included in the agreement, if applicable, prior to request for final board approval.

Durkin further stated a public hearing relating to this annexation agreement is scheduled for the May 3, 2021 Village Board meeting.

Trustee McMillin asked if this was our first SSA.

Durkin stated no we have other SSA's that have been established in the past, but they are dormant. He also stated this one will be dormant too, unless its needed somewhere down the line due to the failure of the homeowners association to provide maintenance to their specified improvements.

**Discussion – An Ordinance Proposing the Establishment of a Special Service Area and Calling for a Public Hearing with Regard Thereto – 1<sup>st</sup> Read**

Durkin stated the annexation agreement between the Village of Channahon and Expert Electrical Contractors, LLC. allows for the establishment of a Special Service Area and tax to fund the maintenance of various improvements in the event of a failure of the underlying homeowners association to do so. He stated the Special Service Area Tax will be utilized to fund “special services” as defined by the Illinois Special Service Area Tax Law (35 ILCS 200/27-5 *et seq.*), including by way of example and not as a limitation the maintenance, repair and replacement of detention areas, common landscaped areas, subdivision monumentation, signage, bicycle paths, private storm water pipes and appurtenances and any other common areas within the SSA Property. He also stated a public hearing shall be conducted regarding the creation of the Special Service Area and the levy of taxes therein by the President and Board of Trustees of the Village of Channahon on the 6<sup>th</sup> day of July, 2021 at 6:15 p.m. per statutory requirement.

**Discussion – Approval of TIF Redevelopment Plan Proposal provided by Kane McKenna and Associates for the Tryon Street/US Rt. 6 TIF District**

Durkin stated on November 2, 2020, the Village Board directed staff to explore the feasibility of establishing the Tryon St/US Rt. 6 TIF (Tax Increment Financing) District. Staff contracted with Kane McKenna and Associates, with whom the Village has had a longstanding relationship, to provide a preliminary analysis of the TIF Eligibility. He stated in the packet is the Preliminary TIF Eligibility Report provided by Kane McKenna. He also stated the area provided for assessment to Kane McKenna consists of forty-four (44) tax parcels per the exhibit. He further stated according to the Illinois Incremental Allocation Redevelopment Act (“the Act”), TIF’s can be utilized as an economic development tool by municipalities who want to induce redevelopment in targeted areas within their boundaries that meet the criteria of a TIF Conservation area. TIF Conservation areas must have the age factor and a minimum of three (3) additional qualifying factors of a potential thirteen (13) factors that are set out in the TIF Act. Kane McKenna has found that, on a preliminary basis, the forty-four (44) parcels, taken together as a whole, have the potential to meet six (6) of the thirteen (13) qualifying factors for

designation as a TIF “Conservation Area”, as defined in the Act. He stated the next step in the process, should the Village decide to move forward and establish the district, is the development and implementation of the TIF redevelopment plan and project, which includes the update of the qualification factors and economics of the proposed TIF and completes the development of the redevelopment plan and project. He also stated the proposal attached from Kane McKenna outlines the steps in this process. He further stated this item is included in the FY 2021/22 proposed budget.

VP Moorman Schumacher asked if all of the parcels we proposed were eligible.

Durkin stated together as a whole, they were eligible.

Petrick stated that the lagging EAV matrix tells the story on what’s been happening with this area. He stated that if you look at the change from the base year to 2019, the Village’s EAV went up 34%, whereas these properties decreased by 5%.

VP Moorman Schumacher stated that as Trustee Slocum stated it is in Channahon Proper, the original downtown. She stated it is the center of town and it’s older than other areas in the community. It’s time to reinvest.

Durkin stated there is a lack of utilities in that area, there is a lot of property in disrepair in terms of parking areas, and the planning is obsolete when it comes to assembling these things in order to do something. He stated that the area does need some assistance.

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

**Discussion – An Ordinance Rezoning Property to the R-3 Zoning District, Approving a Special Use Permit for Planned Unit Development to Allow Residential Duplex Development and for Certain Exceptions to the Channahon Municipal Code Title XV Land Usage with Respect Thereto (Creekside Estates) – 1<sup>st</sup> Read**

**Discussion – Preliminary Plat of Subdivision for Creekside Estates**

**Discussion – Final Plat of Subdivision for Creekside Estates Unit 1**

Petrick stated EEC IL, Inc is requesting all necessary annexation and development approvals in preparation for construction of Creekside Estates. He stated the project would consist of 112 attached single-family duplex dwelling units on 56 lots on ~34 acres along with the detention pond, entry sign and walking path around the pond. He also stated the necessary approvals for the project include Rezoning to R-3 Multi-Family Residence District, PUD, Preliminary Plat and Final Plat for Unit 1. He further stated the Village Board would also be considering the Annexation Agreement, Annexation of the property and creation of a back-up Special Service Area for maintenance of the common improvements should the Homeowners’ Association fail to perform.

### **PZC RECOMMENDATION:**

He stated the PZC considered the request during a public hearing at their regular meeting held on April 12, 2021. He also stated the applicant was present to answer questions. He further stated during the public hearing three (3) members of the public provided comment and ask questions regarding the following:

- Clarification of the anticipated traffic patterns and Bell Road intersection improvements, including walking path connection to Arroyo Trails via crosswalk improvements Bell Road (traffic will primarily utilize the Bell Road intersection including construction traffic, the intersection will be improved with Channahon's standard traffic control signage and striping for crosswalks);
- Request for Village to look at the Bell Road bike path by Ravine Woods as utility improvements have damaged it (staff provided the information to Public Works);
- Inquiry as to why the applicant is now requesting the development project to be in the Village of Channahon when last year it was proceeding forward with the Village of Minooka (applicant stated that there was not an increase in density and that Channahon was a better fit for their project and company);
- Clarification as to whether the request for reduced street width in Minooka was reflected in the Channahon proposal (no);
- Concern for drainage impacts to the adjacent Minooka subdivision (the pond is 1.5 acres larger than presented to Minooka and drainage would be design to flow south and east);
- Clarification of location of subdivision signs (1 at Bell Road and Stephanie Drive);
- Clarification of school district location (Minooka Elementary and Minooka High School).

Petrick stated two (2) letters of support from The Village Christian Church and resident Michael Morman were read into the record. He stated commission discussion focused on the following:

- Clarification of the varying lot sizes and relation to yard sizes (Lots 3 and 10 are smaller and will have 2, 2-2tory units on them; front yards would all be about the same size while rears would vary based on lot shape and type of units));
- Concern that the driveways on the cul-de-sacs appear to be close (engineering is currently under review);
- Inquiry as to the target market and whether solar power or geothermal heating was considered (the target market would be 55+ with upscale finishes, features and technology/appliances; owners could install solar if they chose; applicant stated that geo-thermal was not cost effective in this area);
- Inquiry as to the timing of development (phase 1 this year, followed by phase 2 next year; applicant stated it would be dependent on the market but already has 10 resold units).

He 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 Rezoning to R-3, Special use Permit for Planned Unit Development, Preliminary Plat of Subdivision and Final Plat of Subdivision for Unit 1, subject to staff review and approval of the engineering plans revisions to the Landscape Plan and Annexation of the property. He also stated the motion was approved by a 5-0 vote.

Further discussion took place regarding Creekside Estates.

**Discussion – A Resolution Extending the Time to Implement a Special Use Permit for the Use of a Truck Terminal in an I-1 District for GSM Management, LLC**

Petrick stated Ordinance 1976 approved by the Village Board on May 6, 2019 authorized a Special Use Permit for the operation of a truck terminal in the I-1 Zoning District with a Concept plan for GSM Management, LLC on one of the last lots in Channahon Industrial Park. He stated the SUP approval included the requirement for the project to go through the village Final Site Plan review process. He also stated the Board previously approved extensions of the SUP by Resolutions 700 and 715 to allow the applicant more time to complete the engineering, building permit and site plan review process prior to May 5, 2021. He further stated the applicant is now requesting the Board's approval of an additional extension of one (1) year as they have encountered delays and uncertainty resulting from the pandemic. He stated GSM stated that they are hopeful of proceeding in some manner on the Channahon project soon.

Trustee Perinar asked how much times is this extended.

Petrick stated it's a one-year extension request.

Trustee Perinar questioned whether they think that one year is necessary.

Petrick stated the way the ordinance is written, it allows for a one-year extension.

Trustee Perinar stated this would be the second one year extension if granted by the Village. She questioned whether it could be done in six months as we are entering the construction season. She also stated that if we give a shorter window, they may get it done.

**FINANCE DEPARTMENT**

**Discussion – An Ordinance Adopting the Village of Channahon Annual Budget for Fiscal Year 2021 – 2022 (May 1, 2021 – April 30, 2022) – 2<sup>nd</sup> Read**

Wagonblott stated on April 5, 2021 the Village Board held a public hearing related to the fiscal year 2022 budget as required by state statute. She stated the proposed fiscal year 2022 budget presented on April 5<sup>th</sup> detailed the revenues and activities for all Village funds including General, Special Revenue, Capital, Debt Service and Utility funds. She also stated initially the General Fund was budgeted to utilize approximately \$680,000 of reserves (largely related to general capital expenses). She further stated the utilization of reserves was proposed as a result of the Village increasing reserves over the past several years in anticipation of use in future years for capital purchases. She stated subsequent to the April 5<sup>th</sup> meeting, Finance completed a final review of the proposed revenues and expenses. She also stated she is pleased to present the final budget for fiscal year 2022 which includes a proposed increase in the General Fund reserves of over \$100,000. She further stated there were a few minor increases to department operating expenses. She stated in addition, a significant expense was removed from the General Fund budget that related to the anticipated purchase of land for the Blackberry public works garage expansion. She also stated the Village was also able to increase the estimated state and local sales tax dollars based on the sales tax revenues received in the month of April. She further stated the increase in revenues and the decrease in expenses combined removed the anticipated utilization of reserves and results in a "balanced budget". She stated the following items, along

with other various operating expenses, are included in the Fiscal Year 2022 budget document and budget ordinance:

- The addition of 2 full-time employees: 1 patrolman and 1 Executive Assistant/Records Administrator, both in the Police Department;
- Salary increases of 3.00% for non-union employees and union employees. Please note that the Local 150 contract expires as of April 30, 2021. The proposed budget also includes the contractual salary increase of 3.00% for the MAP union employees (contract to expire on April 30, 2022);
- Replacement vehicles for the police and public works departments and a new vehicle for the ESDA department. Funds have also been included for the replacement of aged public works equipment, including 3 dump trucks equipped for snow removal;
- Continuation of the Bridge Street Multi-Use Path extension;
- Expansion of other bike or recreation paths that are part of the network based on the comprehensive plan;
- Design of the extension of Old Kerry Grove to Ridge Road;
- Various waste water treatment projects such as the redesign of Well #7, rehabilitation of Well #5, lift station SCADA updates, sanitary sewer system projects, and land acquisition for a new waste water treatment plant on the far west side of the Village; and
- \$1.3 million dedicated to the capital road program or annual road maintenance program.

Wagonblott stated the budget up for approval tonight includes a fiscally responsible financial plan for the upcoming fiscal year. She stated the Village's conservative approach to budgeting and thoughtful consideration related to all decisions made by the Village Board are demonstrated within this document.

### **POLICE DEPARTMENT**

#### **Discussion – An Ordinance Amending the Municipal Code for the Village of Channahon to Clarify the Penalty for Possession of Drug Paraphernalia – 1<sup>st</sup> Read**

Casey stated it was determined a through an internal audit that our ordinance related to possession of drug paraphernalia needed clarification. He stated the need to expound on the ordinance is the result of the recent changes to the ordinance regarding the legalization of recreational cannabis for persons 21 years of age and older. He also stated the attached clarification separates cannabis paraphernalia, for persons under 21 years of age, from other drug paraphernalia; and clarifies the possession of drug paraphernalia for persons of all ages.

### **PUBLIC WORKS DEPARTMENT**

#### **Discussion – Resolution for Improvement Under the Illinois Highway Code**

Dolezal stated it appropriates \$750,000 of our Motor Fuel Tax to be used in this upcoming construction season on our roads.

**Discussion – Alternative to Deep Water Aquifer Water Source**

Dolezal stated groundwater modelling done by the Illinois State Water Survey indicates that the deep aquifer currently used as Channahon’s primary water source is not sustainable. He stated predictions for the City of Joliet show problems with their supply from this aquifer occurring as early as 2030. He also stated consequently, Joliet has decided to get Lake Michigan water from the City of Chicago and has indicated its preference to form a Water Commission with any other interested municipalities. He further stated a Technical Advisory Group and a group of mayors and administrators have been set up to discuss technical, administrative, and political issues surrounding a Water Commission (or some other form of governance). He stated as alternatives to Lake Michigan Water from a commission, Channahon is also analyzing drawing and treating water from the Illinois River and becoming part of a group known as the Kankakee River Alliance. He also stated Joliet is seeking an answer to whether or not Channahon wants to be part of a commission by the end of the year at the latest. He further stated it is necessary to begin deliberate and continuing discussions at the Board level on the matter of an alternative water source. He stated we are close to completing a study comparing the Lake Michigan commission option with an Illinois River option. He also stated when complete, it will be presented to the Village Board along with the groundwater modeling results that led to this process in the first place. He further stated he anticipates updating the presentation as costs are refined and more details of the Kankakee River Alliance option are known.

A lengthy discussion took place regarding the topic. It will also be put on future agendas under Old Business to keep it in the forefront of the Board’s mind.

**COMMUNICATIONS**

**PUBLIC COMMENT**

**EXECUTIVE SESSION**

Trustee Greco made a motion to open Executive Session at 7:05 p.m. for Collective Bargaining – Appointment of Special Legal Counsel. Seconded by Trustee Scaggs.

**ROLL CALL AYES: Greco, Host, Perinar, McMillin, Scaggs and Slocum.**  
**NAYS: NONE** **MOTION CARRIED**

Trustee Greco made a motion to close Executive Session at 7:12 p.m. for Collective Bargaining – Appointment of Special Legal Counsel. Seconded by Trustee Scaggs.

**ROLL CALL AYES: Greco, Host, Perinar, McMillin, Scaggs and Slocum.**  
**NAYS: NONE** **MOTION CARRIED**

The Committee of the Whole was adjourned at 6:24 p.m.

**Submitted by  
Kristin Hall  
Village Clerk**

