

**CHANNAHON VILLAGE BOARD  
BOARD MEETING  
MAY 16, 2022**

VP Moorman Schumacher called the meeting to order at 6:40 p.m. and the Board led the Pledge of Allegiance.

Roll call was taken with Trustees Greco, 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 the meeting was being recorded and anyone speaking at the meeting deems his/her consent to the recording of their likeness and speech.**

**CITIZEN/SPECIAL REQUESTS/PUBLIC HEARING**

**A. Public Hearing – Regarding Designation of a Proposed Redevelopment Project Area, Approval of a Redevelopment Plan and Project and the Adoption of Tax Increment Allocation Financing for the “Tryon Street” Tax Increment Finance District**

Trustee Perinar made a motion at 6:41 p.m. to open the Public Hearing Regarding Designation of a Proposed Redevelopment Project Area, Approval of a Redevelopment Plan and Project and the Adoption of Tax Increment Allocation Financing for the “Tryon Street” Tax Increment Finance District. Seconded by Trustee Greco.

Durkin stated that Mary Thompson from Kane McKenna is here to give a presentation to the Board. He stated that the ordinances are on the agenda for first read this evening and they would be up for final approval at the first or second meeting in June, depending on the outcome of the public hearing.

Mary Thompson, from Kane McKenna, gave a presentation to the Board. She provided an overview of the project and plan, TIF mechanism, TIF District qualifying factors and key elements of TIF Plan.

Durkin added that there are inadequate public utilities throughout the area. He stated a lot of locations do not have watermain and sanitary sewer in the area, which is having an impact on the potential for redevelopment of those properties within that area.

VP Moorman Schumacher stated that we do have a letter from Merchants and Manufacturers Bank, which is located within the proposed TIF, dated May 12, 2022 and addressed to the Village Board. She read the letter regarding the proposed Tryon Street TIF into the record. She stated “Dear Board Members, M&M Bank is a property owner and tax payer in the proposed Tryon Street TIF District and have been a member of the Channahon community for the last 40 years. I have reviewed the proposal for the Tryon Street TIF District and met with Mr. Durkin and Mr

Petrick to discuss the Village's vision for the corridor along Route 6, between Navajo Drive and the DuPage River. My largest concern is that stormwater retention is not neglected during the development of parcels surrounding our location. The bank supports the implementation of the TIF District and looks forward to working with the Village on efforts to revitalize and improve the properties contained in it. Thank you for your service to the Village and your visions for the future. Best regards, Brad W. Butler, Chief Executive Officer."

VP Moorman Schumacher stated that she would also like introduce Ben Gregory, who is in the audience this evening. Mr. Gregory is our citizen representative on the TIF Joint Review Board. We are required to have a resident be a representative on the Joint review Board, along with all the taxing bodies. She stated he originally applied for a Planning and Zoning position and was not selected but thankfully Mr. Gregory is looking to be involved so accepted this position and he has been an integral part of the Joint Review Board.

Pat Clower, resident of Channahon, stated that she is not here to complain about the Village. She loves her good roads, feels safe in her community and she appreciates everything elected officials and staff do. She stated that she also knows how passionate the Village is about the Town Center and how many years we have worked on this. She also stated that from the time we had to define the center of the Village, and she knows that and appreciates all the effort that you have put into that. She further stated that she knows some of you have worked tirelessly to try and get businesses to our town. Her concern is, is that one district can actually tell and control the other twelve districts, in saying that they cannot access tax dollars. She further stated that she has seen the Village do tremendous things with rebates. In fact, the Village has done more with rebates than you have with the TIF. She stated addressing the EAV, the TIF District has not increased in EAV either, when you look at the one building that has been built. The commercial property in Channahon has not increased in 10 years; it's not three, it's not five, it's ten. She also stated that the quadrennial year for reevaluation is in 2023, and she is pretty sure that based on the sales that have happened in the area, there is going to be an increase in EAV. She further stated that she also has concern for the 23 years timeframe. She expressed this the last time she was here. She stated that even when you do the rebates with the developers, you don't give them for 23 years. She has looked through budgets and treasurer reports and the rebates to these developers have been of an urgent nature. She also stated that the rebates have been five, ten or thirteen years. There are no rebates, that she's seen, that have been 23 years with any of our recent developments. She further stated that she feels that our taxing bodies have paid in advance. She stated that the last time she was here, some years ago when all the growth came, the taxing bodies came and asked the Village to control some of the growth; and like she said last time, the Village would not commit to that. She also stated that we had farmers out there selling their farms for pretty good money and she knows the Village can't defend that but these taxing bodies have paid in advance. She further stated we've got \$75 million in new schools and we got paid professionals now that used to be volunteers. She stated that her property taxes are now seven times the amount they were when she moved into her home and that is because of the growth. She also stated that everyone is now paid. Granted she is not saying that we should have everyone volunteering at the fire department and she is very grateful for what we have. She further stated that the growth has been paid for and now that it is time to recover from that. This is the way we are approaching it. She stated she's not saying that we shouldn't do rebates. She's saying that a 23-year TIF is hard. She also stated that many of the things we are able to do as a Village, because of Home Rule, is to pass taxes without referendums. She further stated that the other twelve districts aren't that lucky. If they need the money, they have to pass referendums.

She stated that she has some concerns with some of the properties within the TIF. There is a significant amount of acreage that is actually tax exempt. Channahon Elementary is in that, a church, and a library and she's not sure that those should be in a TIF. She also stated that we talk about buildings that are over 35 years old and our own Village Hall is now over halfway there. She further stated that 35 years old is not a long time for a well built building. She stated thank you and she loves her town. She just doesn't like TIF's and particularly doesn't like 23-year TIF's.

VP Moorman Schumacher stated that TIF's are 23 years by state statute. She stated that if nothing happens, they can be dissolved prior to that.

Terry Kreimeier, resident of Channahon, stated that he had put his name down to speak but all of his questions have been answered.

Trustee Slocum made a motion at 7:05 p.m. to close the Public Hearing Regarding Designation of a Proposed Redevelopment Project Area, Approval of a Redevelopment Plan and Project and the Adoption of Tax Increment Allocation Financing for the "Tryon Street" Tax Increment Finance District. Seconded by Trustee Greco.

## **PUBLIC COMMENT**

### **CONSENT AGENDA**

- A. Consider Approval – Minutes – Committee – May 2, 2022
- B. Consider Approval – Minutes – Board – May 2, 2022
- C. Consider Approval – Minutes – Executive Session – May 2, 2022
- D. Approve Payment of Bills List of May 16, 2022 for \$391,205.27
- E. Approve Payment of Manual Checks of May 16, 2022 is \$2,501.46
- F. Approve Payment of Net Payroll Expenses for the period ending May 1, 2022 for \$141,641.24

Trustee Scaggs made a motion to approve the consent agenda as read. Seconded by Trustee Greco.

**ROLL CALL AYES: Greco, McMillin, Perinar, Scaggs and Slocum.**

**NAYS: NONE**

**MOTION CARRIED**

## **REPORTS & COMMUNICATIONS FROM VILLAGE OFFICIALS**

### **A. VILLAGE PRESIDENT**

#### **Proclamation – National Safe Boating Week – May 21 to May 27, 2022**

Paul Richardson stated that he knows the Village is doing a lot of important work here and he is really impressed with it. He stated that this is his first meeting in his 17 years of being a resident of Channahon. The Coast Guard is really pushing the National Safe Boating Week from May 21<sup>st</sup> to May 27<sup>th</sup>. He further stated that we are pushing that in all the municipalities and towns, and even the Mayor of Chicago, Lori Lightfoot signed a Proclamation and last year President Biden did, as well. He stated that the whole purpose of National Safe Boating Week is to get the word out there. We have a lot of residents that are boaters, paddlers, sail boaters and fishermen. He also stated that they are out there on the water and 86% of fatalities could have been avoided if they were wearing a PFD, Personal Flotation Device, that's been buckled. He further stated

that a lot of people on the water do not have their PFD buckled, they fall overboard, the jacket falls off and they drown. He stated that is the idea of the Proclamation and we are trying to get all the Villages and municipalities to sign off and proclaim that the week of May 21<sup>st</sup> through May 27<sup>th</sup> as National Safe Boating Week.

VP Moorman Schumacher read the proclamation into the record.

**Presentation – Eagle Scout Project – Flag Donation Box in Lobby**

VP Moorman Schumacher stated a young Eagle Scout candidate has graduation this evening but was kind enough to provide a video about his proposed project, providing a used flag drop off box at the Village Hall.

Petrick played the video for the Board.

VP Moorman Schumacher stated that she is impressed with this project. She stated that she usually is dropping her retired flags off at a VFW and this is much more convenient.

**B. VILLAGE ADMINISTRATOR**

**Consider Approval – An Ordinance Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the “Tryon Street” Redevelopment Project Area**

**Consider Approval – An Ordinance Designating the “Tryon Street” Redevelopment Project Area of Said Village a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act**

**Consider Approval – An Ordinance Adopting Tax Increment Allocation Financing for the “Tryon Street” Tax Increment Finance District**

VP Moorman Schumacher stated that these are all first read items and will be brought back on a June 6<sup>th</sup> agenda.

Durkin stated that the IGA will also be on the June 6<sup>th</sup> agenda.

**Discussion – Statistical Monthly Report – April 2022**

Durkin stated the monthly report was attached, if there were any questions.

**C. COMMUNITY DEVELOPMENT & INFORMATION**

**Consider Approval – Approval Site Plan Channahon Fire Station 2**

Trustee Scaggs made a motion to approve the Site Plan for Channahon Fire Station 2. Seconded by Trustee Greco.

**ROLL CALL AYES: Greco, McMillin, Perinar, Scaggs and Slocum.**

**NAYS: NONE**

**MOTION CARRIED**

**Consider Approval – An Ordinance Approving the adoption of updating Building Code Requirements**

Trustee Scaggs reiterated that there are no other big changes involved in this code update.

Mr. Kuczkowski stated no, we are just updating. He reminded Petrick that this also includes the Fire Code.

Trustee Perinar made a motion to waive second read and approve An Ordinance Approving the adoption of updating Building Code Requirements. Seconded by Trustee Slocum.

**ROLL CALL AYES: Greco, McMillin, Perinar, Scaggs and Slocum.**

**NAYS: NONE**

**MOTION CARRIED**

**Discussion – Statistical Monthly Report – April 2022**

Patrick stated that there is a special Planning and Zoning Commission scheduled for tomorrow night, here at 6:00 p.m. He stated that the agenda consists of the Central Park East Apartments for approval of a PUD, zoning change and site plan. He also stated that is very consistent with the concept plan that the board saw approximately a year ago, on the property just across from River Hawk. He further stated that will be at the Public Hearing tomorrow. He stated that there is also a subdivision of a lot on Blackberry Lane that is subdividing a piece of property for a single family home. He also stated that the monthly report is attached, if there are any questions.

Trustee Slocum asked if the Central Park East Apartments will be at the next Board meeting.

Patrick stated he would anticipate that it will be before the Village Board at the next meeting.

**D. FINANCE DEPARTMENT**

**Discussion – Statistical Monthly Report – April 2022**

**Discussion – Finance Treasurer’s Report – April 2022**

Wagonblott stated that the monthly reports are attached, if there were any questions.

**E. POLICE DEPARTMENT**

**Discussion – Statistical Monthly Report – April 2022**

Casey stated the monthly report was attached, if there were any questions.

**F. PUBLIC WORKS DEPARTMENT**

**Consider Approval – Purchase of Grapple Buckets for both the Front-End Loader and Skid Steer Loader**

Trustee Slocum made a motion to approve the Purchase of Grapple Buckets for both the Front-End Loader and Skid Steer Loaded. Seconded by Trustee Greco.

**ROLL CALL AYES: Greco, McMillin, Perinar, Scaggs and Slocum.**

**NAYS: NONE**

**MOTION CARRIED**

**Consider Approval – Engineering Agreement for Design Services Associated with the 2022 Road Maintenance Program**

Trustee Greco made a motion to approve the Engineering Agreement for Design Services Associated with the 2022 Road Maintenance Program. Seconded by Trustee Slocum.

**ROLL CALL AYES: Greco, McMillin, Perinar, Scaggs and Slocum.**

**NAYS: NONE**

**MOTION CARRIED**

**Discussion – Statistical Monthly Report – April 2022**

Dolezal stated that the monthly report was attached, if there were any questions.

**G. VILLAGE ATTORNEY**

Village Attorney David Silverman stated that he had no report.

**COMMITTEE REPORTS**

**Trustee Sam Greco – Finance/Human Resources – No Report.**

Trustee Greco stated that Wagonblott let him know that the auditors are here, so that will be ongoing.

**Trustee Patricia Perinar – Community & Legislative Affairs – No Report.**

Trustee Perinar congratulated all the graduates in the area. She stated that our High School is graduating tonight and the 8<sup>th</sup> graders will be next week. She also stated that as the weather improves and the students are out and about, please be careful and keep them safe. She thanked the Police Department and the Public Works Department for everything that they do for our Village during this appreciation week.

VP Moorman Schumacher stated that our annual Pink Heals Walk was a phenomenal success. We had 1,100 pre-registered walkers. She also stated that the weather was beautiful, we had a radio station broadcasting from one of the corners and a lot of entertainment along the way. She further stated that it was a really nice event.

**Trustee Chantal Host – Public Safety/Emergency Support – Absent.**

**Trustee Scott McMillin – Natural Resources and Open Spaces – No Report.**

**Trustee Mark Scaggs – Public Works and Facility**

Trustee Scaggs asked if anyone knew the latest about the Kankakee River bridge construction on I-55. He stated they have it down to one lane in each direction. Does anyone know how long this will be under construction?

Durkin stated that he will find out.

Trustee Slocum stated that he heard it will be through October 2022.

**Trustee Scott Slocum – Community Development – No Report.**

**OLD BUSINESS**

**NEW BUSINESS**

**EXECUTIVE SESSION**

**ADJOURNMENT**

Trustee Greco made a motion to adjourn the meeting at 7:24 p.m. Seconded by Trustee Perinar.

**VERBAL ROLL CALL: ALL AYES**

**MOTION CARRIED**

Submitted by  
Kristin Hall  
Village Clerk

