

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
JANUARY 19, 2009**

Village President Joe Cook called the meeting to order at 6:00 p.m. with Trustees Davidson, McMillin, Slocum, Militello, and Greco present. Trustee Nash attended via telephone.

Also present were Village Administrator Jamie Bowden, Village Attorney David Silverman, Finance Director Robert Guess, Police Chief Joe Pena, Director of Public Works Ed Dolezal, Director of Community Development Mike McMahon, and Village Clerk Missey Schumacher.

COMMUNITY DEVELOPMENT DEPARTMENT

Pilot Concept Plan

McMahon stated that Pilot is requesting an expansion and relocation of the truck entrance, approximately 500 ft. to the east of the current entrance. The current site configuration and volume poses a problem on site and off site by interfering with Rt. 6 traffic. Pilot has taken short term steps to alleviate problem. The Rt. 6 access is inadequate. They propose a new entrance 500 ft. to the east and an additional 40 truck parking stalls, one scale and 3 additional diesel pumps. The current entrance will be closed under this new plan. The new property is located in unincorporated Will County and will require annexation. Pilot has hired Metro Traffic to study traffic. PZC has reviewed concept plan. They are generally in favor because it would improve Rt. 6 traffic. Pilot representative Bill Mulligan is in attendance at the Board Meeting this evening.

Mr. Mulligan stated that because Rt. 6 is two lanes, when a truck stops, cars are reluctant to go around in turn lane. In the interim, it has been signed right out only. The general manager says that the lot attendant is helping. Pilot would like to set up for a traffic light, but according to IDOT it has to be a certain distance (1300 feet) from existing light. In their plan, the road will be widened, and a right turn lane will be added so traffic can continue to flow. The resulting out parcel is of no use to Pilot, they simply need to acquire it to get the necessary distance for a light. Pilot will pay for improvements, (estimated at \$1 million). The road will be built according to city, county, and/or state specifications. The estimated cost of a traffic light is \$150,000.

McMahon stated that the road would be dedicated to the Village and a possible connection to new frontage, if or when one is built.

President Cook asked if this light will line up with Northeast frontage realignment.

McMahon stated that wherever we set this land, the Andersons (current property owners) will have to comply with it. This would come out approximately 300 feet from shopping center where Quiznos is now. Someone would have to plan their development with this road in mind. PZC wants to make sure that annexation agreement includes some guarantee to put in light when it is warranted if it is not now.

Trustee Slocum pointed out that C-3 zoning prohibits truck stops. What is the difference in this facility and a truck stop? Wouldn't a rational person call this a truck stop? You are asking us to make your truck stop larger.

Mulligan stated that this is a travel stop. There are no showers, kiosks, truck washes, service stations, etc. Mr. Mulligan admitted that a rational person would likely consider this facility a truck stop.

Trustee McMillin asked if the scale require special use permit. Where would the scale be located?

McMahon stated that there is no special use for truck stops. If the Board is inclined to approve this plan, we could clean up the zoning issues on new and existing parcels.

Mulligan stated that the scale would be located east of the pumps.

Trustee Slocum stated that adding more volume cannot improve the situation. Trustee Nash agreed.

Mulligan stated that he could double the volume tomorrow by lowering the price of fuel. This station is currently 20 cents higher than Minooka. Trucks will not go away if Pilot closes. The best solution is to mitigate the traffic. Pilot will improve stacking. The facility site is confined. The average driver isn't paid by the hour. They don't want to sit for a long time.

Trustee Slocum asked if the problem couldn't be improved now by moving the pumps behind the facility since trucks aren't supposed to be parked back there anyway. Wouldn't that help trucks get in and out of facility? If current facility is managed better, wouldn't this help?

Mulligan stated that Pilot has considered that, but would need to purchase Speedway property to be able to do that. That would give more stacking and allow for turn around.

President Cook asked how many trucks can be stacked in turn lane or deceleration lane? Trucks coming out will turn wide and what if truck is in decel lane? How long and wide is the lane?

Mulligan stated that the configuration would allow or a 100 ft radius. The design would allow for unimpeded truck turning. IDOT would require certain standards because it would be an intersection.

President Cook added that additional truck parking will worsen noise levels.

Mulligan admitted that trucks idle. Newer trucks and fuel cut down on pollution. By 2010 NOX gases must be reduced by 90%. Air quality will be better from trucks than from cars. That will not reduce noise. Technology is there to allow truck to run heat or air conditioner without idling. Not available yet, but should be in 3-5 years.

Trustee Slocum stated that customers' concern is in and out access. How much will business increase with approval?

Mulligan estimated that it would increase 10-15%. He stated that they make great money here, so Pilot will not change price structure. There is a shortage on I-55. This is a tight site.

Trustee Slocum stated that that is why it's not zoned for truck stop. We have to deal with it.

President Cook stated that the diesel fuel was supposed to be ancillary, and at this point it is the primary use of the site.

Mulligan stated that Pilot wants to get back to selling more gas and have better access to Dunkin Donuts. The taxes collected from diesel are 1cent. There bigger margin is made on other products. Pilot is willing to spend money to eliminate traffic problem.

President Cook asked Mr. Mulligan to speculate on what other improvements IDOT will require. He asked where the decel lane would start and how many trucks it will accommodate. He would like to see additional through lanes added for traffic.

The traffic engineer stated that he was not sure what the right of way is. IDOT standard would say 240-250 feet, with stacking for 2-3 trucks. Traffic will only stop if trucks are turning from left lane. Left turn lane will be the same. He estimated that 5-15 trucks per hour are coming in from the west. He stated that the intersection would be lighted for safety, but that traffic doesn't warrant additional through lanes.

Trustee Greco stated that traffic and volume is the problem. People are angry about expansion. If you're not successful with expansion what will you do?

Mulligan stated that they would continue to operate like it is today. 70% of business is contract business. Pilot has leased additional facilities. This should decrease volume at existing facilities because trucks have more places to stop. However, there aren't many in this area. Most are located in/near Rockford, Iowa, Wisconsin, and Indiana.

Trustee Militello asked if Pilot is open for discussion for what the mayor has suggested. The ultimate goal is to improve traffic.

Mulligan agreed that they would be open to discussion.

Trustee McMillin asked how Pilot will prevent the turn lane into Dunkin Donuts from getting blocked

Mulligan stated that truck traffic will be alleviated so it won't be blocked. Metro traffic added that they intersection would be expected to operate at an A or B level if a light is put in.

President Cook asked how Pilot plans to keep trucks from turning into car area.

Mulligan stated that a raised median and landscaping will be put in to prevent that.

Trustee Nash asked how many truck spaces will be added with the new plan.

McMahon stated that the plan calls for 35 additional truck spaces.

Trustee Nash asked why the Village would consider double the truck spaces for Pilot than we are considering for the Hammel property on the other side. She stated that the Village has done a lot to accommodate Pilot. What about putting in the improvements before we approve additional truck spots?

Mulligan stated, "Not if I want to keep my job." He would not be able to spend that kind of money for nothing.

Trustee Nash asked is 10-15% significant? It is not working currently. Why would I entertain expansion?

Mulligan stated that it is significant, but current customers want improvements.

Trustee Davidson asked if this is currently a permitted use. If not, why aren't we citing them for violation?

Attorney Silverman stated that it is not a permitted use under current zoning. We are trying to resolve the problem with Pilot before action is taken. They would try to challenge ordinance and we would try to uphold ordinance. We are trying to resolve the issue first.

McMahon stated that Staff has a problem with adding 40 truck parking slots.

Mulligan stated that Pilot has to buy so much property to add light, but they are willing to negotiate the number of stalls.

Trustee Davidson stated that it would be helpful for him to know that if our best alternative is to assert that this is a truck stop and if that assertion would be successful.

Trustee Militello asked how long does this keep traffic at a mess?

Mulligan stated that Channahon would be the first city to do that. He stated that Pilot would spend a \$1 million in legal fees and so would the Village and we'd be in the same place.

President Cook stated that mitigating Pilot's issue is one thing, bringing more value to our community is another concern. That is the dialogue I wanted with Pilot from day one and haven't gotten. This is the number one issue of our residents right now. The Board is saying we would entertain looking at your plans and you should look at how you can add value to the community. Staff will continue to work with you. You've heard all the concerns of the Board, the concerns of the community. We appreciate you working with staff and police to alleviate current issues.

Amendments to Chapters 115 and 156 Pertaining to Adult Uses – 1st Read

McMahon stated that sexually oriented businesses are not adequately addressed in current zoning. Amendments provide location restrictions in all zoning districts, with the exception of I-2 zoning district where it would be a permitted use. The attorney suggested creating zoning instead of special use. This is presented as a 1st read. Sexually oriented business would be allowed in I-2, and specifically prohibited in all other zonings. Our I-2 zoning is primarily out west.

FINANCE DEPARTMENT

Resolution for Bond Obligation Retirement for the Illinois Department of Transportation

Guess stated that we pay down on the \$2.9 million bond that we issued in 2000. This requires that the Board pass a resolution authorizing the payments every year.

Budget Calendar FYE April 30, 2010

Guess stated that the Budget Calendar for FYE April 30, 2010 is in Board packets.

POLICE DEPARTMENT

Pena asked that the Board approve the sergeant's agreement and waive a second read.

PUBLIC WORKS DEPARTMENT

McKinley Oaks Unit 2 – Release of Step 4 Maintenance Guarantee

Dolezal stated that January 15, 2009, ends the 2 year maintenance period. Staff recommends that the board approve the release of the McKinley Oaks Unit 2, Step 4 Maintenance Guarantee in the amount of \$16,357.00.

ADMINISTRATION DEPARTMENT

Approval of the Police Department Sergeant's Contract – 1st Read

Bowden stated that the Village has finalized the agreement with the police sergeants and the sergeants have ratified the agreement. He asked that the Board approve and ordinance authorizing the execution of the agreement.

EXECUTIVE SESSION

Trustee Slocum made a motion to go into Executive Session at 7:00 p.m. for Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon, Collective Bargaining, and Probable Or Imminent Litigation And Pending Litigation. Seconded by Trustee Militello.

ROLL CALL: AYES: Nash, McMillin, Slocum, Militello, Greco, and Davidson

NAYS: NONE

MOTION CARRIED

Board returned from Executive Session and the Committee of the Whole Meeting was adjourned at 7:12 p.m.

Submitted by
Janet Schumacher
Village Clerk