

**CHANNAHON VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING  
SEPTEMBER 16, 2013**

Village President Joe Cook called the meeting to order at 6:00 p.m. with Trustees Slocum, Militello, McMillin, Schumacher, Scaggs and Greco present.

Also present were Village Administrator Joe Pena, Finance Director Robert Guess, Village Attorney David Silverman, Police Chief Jeff Wold, Director of Public Works Ed Dolezal, Director of Community Development Mike McMahan and Deputy Village Clerk Leti Anselme. Village Clerk Patricia Perinar was absent.

**ADMINISTRATION DEPARTMENT**

- **Resolution Designating Meeting Dates and Times for 2014**
- **Holiday Schedule 2014**

Pena stated that the resolution is to designate the meeting dates and times for the upcoming 2014 year. Also up for approval is the proposed official holiday observance for the 2014 calendar year.

**Purchase of a 2013 Dodge Charger**

Pena stated that this would serve as the Village's administrative vehicle, through Tyson Motors. It will replace the 2002 Chevrolet Impala, which will be sold at auction.

McMahon stated that Tyson Motors has agreed to match the price of the vehicle offered by Suburban Purchasing Cooperative. He said that it is a \$27,000 vehicle, which is a 6 cylinder at the cost of \$21,743.

**COMMUNITY DEVELOPMENT DEPARTMENT**

**SouthField Community Church – Concept Plan**

McMahon stated that SouthField Community Church (SCC) owns 14.8 acres of property on the east side of U.S. Route 6 across from Dove Dr. SSC has partnered with the design/build firm *Professional Building Services* to represent, design, and construct the facility. PBS has been in operation for 24 years specializing in the religious, commercial, and industrial sectors.

SCC proposes to construct a 13,300 sf building constructed as a multi-purpose space that will be utilized for ministry based education, fellowship, and worship activities with a capacity of 200-230 occupants. Ancillary spaces will be designated for youth & adolescent ministry education, administrative office, restroom facilities.

The building will utilize non-combustible construction and with main rooms separated with fire walls. No sprinklers are anticipated at this time based upon the use of fire walls and limitations on the number of occupants. It will have a fire alarm system with a private monitoring agreement. The facility will be served by private well and septic systems.

The exterior of the building will incorporate storefront glazing assemblies, stone veneer, cement board lap siding, and architectural standing seam roof systems. If the official building plans

submitted illustrate substantial changes, the new design will be brought back to the PZC and Village Board for approval.

The SCC site will include a storm-water collection system with on-site/dry bottom detention ponds, separated by the entrance drive along U.S. Route 6. The parking lot will include 95 parking spaces, concrete curbs, lighting in curbed islands and monument signage. It will be fully landscaped to conform to the minimum standards set forth by the Village of Channahon.

SCC is requesting that construction begin this fall under a site development permit which will include approvals for mass excavation work, detention excavation, entrance & parking lot excavation/construction, building foundation construction, and site-utility work. The remainder of the site plan items to include the full building permit, landscape plan, photometric plan, etc. will be applied for over the winter allowing full construction to begin in the spring.

SCC anticipates 8-10 month construction time period weather permitting. At its September 9, 2013, meeting the PZC heard a concept plan presentation from SouthField Community Church. The commissioners looked favorable upon the plans.

Erik Pieters with Professional Building Services was present for any questions the Board may have. Trustee McMillin asked Village staff if they could hook up to Village sewer and water. McMahan said that the water ends by the shopping center and sewer is not near it, it's not within the 250 feet. VP Cook polled the Board on their comments. The Board all agreed with the concept plan. McMahan asked the Board if a partial permit could be released, the Board agreed.

#### **An Ordinance Amending the 2006 International Fire Code and the 2006 International Building Code with Respect to Special Amusement Buildings – 1<sup>st</sup> Read**

Pena stated that this ordinance was put together after discussions with the Dollinger's and the fire chief in reference to enforcing a sprinkler system for Dollinger's property since they came into a five year contract with the Abyss to put on a haunted house throughout the month of October.

Two years ago, Minooka Fire Chief Yancey, approached the Village and stated that the facility needed to be sprinkled. As a result from the discussion, the State Fire Marshall (SFM) granted a variance to conduct the event without the fire sprinkler in 2011 and 2012. On September 9 of this year, Chief Yancey spoke with the SFM who suggested because the result of other inquiries he was not going to be issuing variances to haunted houses. If an inspection is conducted, a report would be forthcoming detailing what would need to be accomplished. There was a report that was sent to the Dollinger's and Chief Yancey. It suggested that since this was an amusement facility it needs emergency lighting. It also state that the smoke detector system is below the level of what is should be by the SFM and it needed sprinklers. The SFM stated that the enforcement of this falls on the fire chief and district. Chief Yancey feels the Village is the enforcement arm for that type of ordinance. The Dollinger's understand that since the letter was issued they need to do something.

Pena has been having conversations with Noreen Dollinger. She understands the importance of what is being said, but is requesting a variance, since it is so late in the year to cancel the event. Chief Yancey says he'll be willing to work with them this year. The SFM has confirmed in

writing that while he would not grant a variance, he does feel that the local authorities have more knowledge of the area and what's going on. He would allow the fire chief to make the decision to work with Dollinger's to create safety features for this year's event, which they have agreed to do.

The ordinance to change our current definition of Special Amusement Building since it is only 15 days out of the year. He asked for the Board's authorization to create language for a resolution that would allow the fire chief to work with the Dollinger's. They need to propose a list of safety features that they agree to, with the understanding that with the end of this year's event, they begin working to install sprinklers in the building.

Trustee Greco asked why the Village is enforcing it. Attorney Silverman stated that it is Village codes and the fire chief does not have any authority to enforce it within the city limits. Trustee Slocum asked what is the estimated amount to install the sprinkler system. Pena stated that it is about \$25,000. Trustee Militello stated that she has attended and it brings a large amount of people into Channahon.

Trustee Scaggs stated that the SFM had wanted to put fire sprinklers in all new homes and existing high-rises. Smoke detectors save lives, fire sprinklers save buildings.

### **FINANCE DEPARTMENT**

No Formal Items for Discussion.

### **POLICE DEPARTMENT**

#### **An Ordinance Creating a Second Deputy Chief Position and Eliminating the Position of Lieutenant in the Channahon Police Department – 1<sup>st</sup> Read**

Chief Wold stated that with the retirement of Lieutenant Fischer, there are two openings in the command staff. He has been working with VP Cook, Trustee Schumacher and Trustee Greco a plan was put together to create the second Deputy Chief position. He would like to waive second read and approve the ordinance.

#### **Citizen's Police Academy**

Chief Wold stated that they will be starting another Citizen's Police Academy, which will start on Wednesday, October 2 and run until December 18.

Chief Wold also mentioned that the Kelly Miller Circus would be coming into town on September 30 through the Channahon Park District.

Also on September 30 from 7 a.m. to 9 a.m. and October 5 from 9 a.m. to 11 a.m. some police officers will be at McDonald's at Yellow Pine and Route 6 doing community service for Hunter's Crossing, Amberleigh Estates and Hunter's West.

### **PUBLIC WORKS DEPARTMENT**

#### **Contract for Well 4 Pumping Equipment Removal, Inspection and Reinstallation**

Dolezal stated that the contract is for Layne Christensen Company. The proposal is to perform the following work on Well 4: mobilize their equipment to the site, remove pumping equipment from the well, load and haul the pumping equipment to their shop in Aurora, disassemble and inspect

the pumps, inspect the motor and change its oil, and reinstall the equipment in the well. Once the scope of work needed on the pumps is determined an additional proposal will be developed. An additional proposal may also be requested to perform work on the column pipe once it has been inspected.

Dolezal recommends Layne Christensen Company to perform this work as they are familiar with the pump and motor assembly in the amount of \$37, 313. They are also experienced and have the facilities for handling the mercury seals in the motor. He also requested waiving certain bidding requirements.

**Submitted by**  
**Leticia Anselme**  
**Deputy Village Clerk**