

**CHANNAHON VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING  
October 17, 2016**

Village President Missey Moorman Schumacher called the meeting to order at 6:00 p.m. with Trustees Greco, Host, McMillin, Scaggs, Slocum and Militello 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 Jeff Wold, Village Attorney Jim Murphy and Village Clerk Patricia Perinar.

**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**

**An Amendment to Class A Liquor License Hours**

Village President Missey Moorman Schumacher stated that she has been looking at several liquor destinations in the past few weeks to review the various liquor license times of operation. The Village use to have Class A and Class E licenses which had very late hours; once being 2 a.m. and the other 3 a.m. A number of years back the Village started eliminating those classes of licenses and reverted to Class B licenses with a 1 a.m. closing time. Somewhere along the line a Class J license was given to extend the time to 2 a.m. She did have a request from a business for a Class J license but feels we are reverting back to where the Village was a number of years back.

She spoke with Chief Wold regarding this matter and was informed that after 1 a.m. the issues tend to increase. Currently there are three Class A liquor licenses issued. After discussion with the Village Attorney, Village Administrator Durkin, and Chief Wold it was determined that the Village could make a change to the Class A liquor license and limit the hours of operation and give the businesses notice of the change. She asked for feedback from the Board regarding this matter. If the Board was to approve the change in December of 2016 the change would not take effect until January of 2018, giving them a year before the change goes into effect.

Trustee Greco stated he thought the changes started being made back in 1995. Trustee Slocum suggested possibly giving them an hour earlier to keep the same amount of hours of operation. The Village would need to check the state laws regarding designated times for liquor to be dispensed and sold. Trustee McMillin suggested a six month trial period in which the bars could give the Board feedback on the effect it had on revenue, if any. Trustee Militello was in favor of giving a 2 a.m. time for all. Trustee McMillin suggested special compensation a few days a year in which the owners are allowed to serve until 3 a.m. The Board was in agreement on scaling back with special compensation to a few days, still to be determined.

**ADMINISTRATION DEPARTMENT**

## **COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS**

Mr. Petrick stated that the Chrome Books are in and if anyone needs a tutorial he is available after the meeting to assist.

### **An Amendment of an Annexation Agreement (Thorntons PUD) – 1<sup>st</sup> Read**

Mr. Petrick stated that Thorntons is approved to install a hi-rise sign, 66-feet tall. They are requesting a modification to increase the height of the sign to 100-feet. The Annexation Agreement is required to be modified as the approved sign is an exhibit to the annexation agreement. Additionally, the PUD must be amended as the approved sign is an exhibit to the PUD.

Thorntons is requesting a modification of the approved Planned Unit Development on their site in regards to the approved hi-rise sign. As currently approved in the annexation/development agreement, the sign would be 66-feet tall and display “Thorntons” along with the prices for diesel and unleaded fuels, with 3 smaller panels for the other tenants of the site below it.

Upon preparation for erection of the sign, Thornton’s representatives believe that the 66-foot high sign would not be visible from points north and south along Interstate 55, at distances sufficient for driving sales. Several other locations around the site were tested for expanded visibility, with no desired results. Thorntons estimated that the sign would need to be 120-feet tall to serve the purposes they desire. They reduced this number down to an even 100-feet on the application they have provided.

During a public hearing held at the Planning & Zoning Commission, it was stated that the 66-foot height in the agreement was an arbitrary number, chosen without any research to the topography, etc. of the site. Rick Claes of Bluestone STP, the original owner of the site stated that he feels that the number was just a placeholder to be modified later. There is no written evidence of this.

For comparison, the BP/McDonalds hi-rise sign located across Route 6 from Thorntons measures approximately 87 feet in height. The Speedway sign on the other side of I-55 is of an unknown height. Both of those signs were erected prior to being incorporated into the Village.

Village staff has concerns about the proliferation of very tall signs in what is a highly visible entrance to the community for both residents and commerce alike. Added sign height and hi-rise proliferation may detract from the appearance of the interchange. Staff feels removal of trees along the frontage road, which has taken place within the last week, may have already improved sight-lines and reduced the need for extended sign height beyond what was previously approved. With the substantial improvements to the interchange being provided by IDOT and the subsequent pressures for development these improvements will bring, staff is also recommending the Village embark on the development of an I-55 Corridor Subarea Plan from the vicinity of Rt. 6 to the vicinity of Bluff Road. It is envisioned this subarea plan will at a minimum determine potential future land uses in the corridor and develop minimum design guidelines for development including signage, wayfinding signage and transportation related issues.

After deliberation, the Planning & Zoning Commission voted 4-1, with one absent, to recommend approval of the sign height modification to 100-feet. Additional documentation of the Proposed Signage Exhibit to be modified was included in the packet.

### **Adopting the 2015 International Fire Code – 1<sup>st</sup> Read**

Mr. Petrick stated that the Village of Channahon has currently adopted the 2006 International Fire Code (amended) as the Fire Code of the Village. This is now out-of-date with modern compliance. Along with the Village of Channahon, the Channahon & Minooka Fire Protection Districts are undergoing ISO reviews and ratings imminently. It is necessary to update codes at this time.

The Village has been in consultation with the Channahon Fire Protection District and Minooka Fire Protection District for approximately a year to amend and adapt the standard 2015 IFC into a format that staff feels to be in the best interest of the Village of Channahon. The documentation included contains the amendments to be adopted with the 2015 IFC. The 2015 IFC in its entirety is a large technical book, which is available for review if requested but too cumbersome to attach to the board packet. Highlights of changes from the currently adopted code are bullet-pointed below. It should be noted that it is not being sought to add sprinkler systems to residential homes.

Highlighted points to the 2015 IFC (amended).

- No residential fire protection systems to be required in single family and multi family dwelling units, attached or detached, that do not exceed three stories.
- All commercial and industrial buildings under 5,000 square feet do not need to be fire protected (sprinkled). Current fire code requirement limits are at 12,000 square feet, except for group Assembly-2 (taverns, bars, restaurants; which is currently 5,000 square feet). The multiple uses/mixed uses that can build out in the same building has warranted this change for the life safety of all citizens.
- Existing commercial or industrial buildouts do not have to fire protect unless certain design qualities are obtained.
- The Village of Channahon is the official Fire Official within Village limits, supported by the fire district(s). The Village shall be the entity responsible for any compliance actions.
- Fire Hydrants will remain yellow, but dead-end hydrants will have indicator rings attached to inform firefighters. Additionally, hydrant markers [whips] will be required to be installed on hydrants.
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As can be seen from the document that was provided, much of the code is a technical. Representatives from the Fire Protection District(s) and the Village of Channahon Chief Building Official were present to provide additional details and answer any questions. Additional documentation of the Amendments to the 2015 International Fire Code as resolved by the Village of Channahon, Channahon Fire Protection District, and Minooka Fire Protection District were provided to Board members.

Fire Chief Petrakis along with Chief Building Inspector Steve Kuczkowski were available to answer questions from the Board. Chief Petrakis gave the Board his insight into the fire code; past, present, and future.

Mayor Moorman Schumacher wanted to know what this would mean for strip mall build outs. She was informed that it would require a 2 hour fire wall, if not there already. Further discussion took place regarding various matters such as how big a structure must be before being retro fitted with sprinklers, basements are not considered part of the square footage on residential space

regarding fire code, fire speed, fire travel, amount of time in which a sprinkler system suppresses a fire, among other topics.

This is a first read item. Board members were asked to look over everything and ask questions, if any, before the next meeting.

Chief Petrakis thanked the Board for recognizing the need to honor Ken Frayne. Memorializing Ken Frayne with the naming of the street at Route 6 and Center is a way to ensure he is not forgotten. He expressed his gratitude to Lieutenant Jandura for helping to getting the job done.

### **FINANCE DEPARTMENT**

Finance Director Heather Wagonblott informed the Board that the audit has been finalized and printed. On November 7<sup>th</sup>, the auditor will be present to share the details of the audit.

### **POLICE DEPARTMENT**

### **PUBLIC WORKS DEPARTMENT**

#### **2016 Various Crack Fill and Fog Seal Project, Change Order No. 2**

Director of Public Works Ed Dolezal informed the Board that a contract was awarded to SKC Construction on August 15, 2016. The low bid was \$43,609.23 from a budget of \$51,500.00. On September 6<sup>th</sup>, the Board approved Change Order 1 for \$5,720.00 of additional crack fill work for a total contract price of \$49,329.23.

The contractor has requested an extension to the contract end date from September 23, 2016 to October 14, 2016 based on the Village not allowing work the week of Village Wide Garage Sale Days, as well as weather delays pushing back their schedule on other contracts. Staff considers this a reasonable request and recommends approval.

#### **2016 MFT Road Maintenance Project Change Order No. 1**

Director of Public Works Ed Dolezal informed the Board that a contract was awarded to D Construction September 15, 2016. Final signed contracts were received from IDOT October 7, 2016. The contractor has requested an extension to the contract end date from November 4, 2016 to November 18, 2016 based on final contract receipt October 10<sup>th</sup>, as well as their scheduling with other contracts. Staff considers this a reasonable request and recommends approval.

#### **Award Watermain Improvement at I-55 and Bluff Road Interchange Project**

Director of Public Works Ed Dolezal informed the Board that on Monday, October 10, 2016 bids were opened publicly for the Watermain Improvement at I-55 and Bluff Road Interchange Project. The project extends watermain along Bluff across I-55 to the IDI site. It is an obligation the Village assumed as part of the annexation of the IDI site. The tabulations of the four bids received are attached. The bids have been reviewed and the Village's consultant has contacted the lowest bidder's provided references and nothing that should prevent award of the project has been found. Bid tabulations and the design engineer's recommendation letter were included in the packet.

### **Engineering Contract to Provide Construction Surveying for Watermain Improvements at I-55 and Bluff Road Interchange**

Director of Public Works Ed Dolezal informed the Board that on November 2, 2015 the Board accepted a proposal from Jacob & Hefner Associates to complete improvements pursuant to the IDI Gazeley, Hess, and Clark Annexation Agreement. Part of the scope of work was to design a watermain extension to the IDI site. The construction contract is anticipated to be awarded at this Board meeting. The Village is responsible for providing the construction staking and staff believes the best way to accomplish that is to hire the design engineer. The proposal dated October 11, 2016 was included in the packet.

### **Replacement Garage Door for the Public Works Building**

Director of Public Works Ed Dolezal informed the Board the north garage door at the public works building, needs to be replaced. It is the most used door and located near the wash area for vehicles and equipment. The village requested quotes from two companies, Wilmington Overhead Doors and American Door and Dock. Wilmington Overhead Door quoted \$7416.00, and American Door and Dock quoted \$8810.00. Both quotes were included in the packet.

## **COMMUNICATIONS**

### **PUBLIC COMMENT (Limit to 5 Minutes)**

#### **Channahon Resident - Lynda Cipriani of 24465 S Valley Dr. Channahon**

Mrs. Cipriani addressed the Board to request additional time to prepare a presentation to give to the Board on the benefits of allowing chickens within the Village. She stated that the Channahon Police came to her residences telling her she had until Friday to have the chicken removed from her premises. She asked for a month to get a presentation together. Currently the Village code allows chickens in A2 zones with a limit on the number of chickens in relation to acreage. Mrs. Cipriani currently has 4 chickens at her residence in her fenced yard but not caged. Village President Missey Moorman Schumacher informed Mrs. Cipriani of the zoning regulations.

Trustee Scaggs stated he believed it's becoming more prevalent now a days and he would be willing to give her the opportunity to present her case. Trustee Militello stated the city of Chicago allows chickens. President Missey Moorman Schumacher stated that they do but with some strict guidelines. It was clarified that she is within the Village of Channahon. Mrs. Cipriani was given until November 21<sup>st</sup> to present her case but in that time she must find another home for the chickens. Mr. Petrick informed the Board of what is defined as pets vs. livestock in the zoning code. Chances are you are going to have a number of residents not in favor of allowing chickens and that this will be a tough sell knowing what it can lead to.

The Committee of the Whole was adjourned at 6:53 p.m.

**Submitted by  
Patricia Perinar  
Village Clerk**