

**CHANNAHON VILLAGE BOARD  
COMMITTEE OF THE WHOLE  
JANUARY 5, 2026**

VP Moorman Schumacher called the meeting to order at 6:00 p.m. with Trustees Greco, Slocum, Perinar, Host and Scaggs present. Trustee McMillin arrived at 6:30 p.m.

Also present were Village Administrator Thomas Durkin, Assistant Village Administrator Mike Petrick, Director of Public Works Ed Dolezal, Director of Community Development Scott McMaster, Village Attorney David Silverman and Deputy Village Clerk Leti Anselme.

Village Clerk Kristin Hall, Finance Director Heather Wagonblott and Police Chief Adam Bogart were absent.

**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**

**Discussion – An Ordinance Increasing the Number of Class C Liquor Licenses Available in the Village of Channahon – 1<sup>st</sup> Read**

VP Moorman Schumacher stated that Delight Wish met with her in regards to their liquor license. They informed her that they would like to sell packaged liquor. They would no longer have sit down dining, it would only be carry-out food and not sell to drink on the premises. Pawel and Magdalena Adamczyk were present at the meeting.

They would be switching from the Class B to a Class C license. VP Moorman Schumacher asked them if they planned on getting the video gaming terminals, they replied no.

Trustee Greco asked if they would be changing their hours. Mr. Adamczyk stated that they like to extend to lunch hours.

Trustee Perinar questioned if people could purchase the alcohol and then consume it on the premises. VP Moorman Schumacher stated that is not permitted with the Class C license.

VP Moorman Schumacher stated that our attorney suggested that we remove the open Class B license once Delight Wish moves forward with the Class C license.

**Discussion – Appointment of an Administrative Adjudicator for the Village of Channahon**

VP Moorman Schumacher stated that this was discussed and for our ACT tickets and code enforcement to be adjudicated in house as opposed to through the court system. She asked Durkin to inform the public as to who he has worked with.

Durkin stated that Scott Dillner is an administrative hearing officer for the Villages of Beecher, Peotone, Shorewood, Sauk Village and the City of Wilmington.

VP Moorman Schumacher stated that his fee is \$175 per hour and he requests a three-hour minimum. Trustee Perinar asked when this would start. Durkin stated that it would be the fourth Wednesday of the month, but no time has been set. Durkin has two ordinances that are related to the adjudicator program, which is proposed to be effective February 1, 2026. He will only be paid when we have hearings scheduled.

**Discussion – Appointment of an Interim Emergency Management Director/Deputy Liquor Commissioner for up to Six Months**

VP Moorman Schumacher stated that John Grimmenga has submitted his resignation and will be leaving at the end of the month. Dan Gilbert is one of Grimmenga’s original EMA volunteers and is present at the meeting with his wife, Marla.

Mr. Gilbert retired after 32 years from the Downers Grove Fire Department in 2010 with the rank of Lieutenant. Since then, he has been a property manager, and worked on the Critical Stress Debriefing Team for Northern Illinois. He was a general contractor and recently retired from sales with Lionheart Critical Power. Currently, he lives in Channahon with his wife Marla and their youngest daughter. He has been a volunteer for the Channahon EMA since its inception.

Mr. Gilbert stated that he excited and anxious to get into the roll. He stated that Grimmenga left some serious ground work since he started the EMA from nothing. He hopes to follow his lead and continue doing what they are doing.

**VILLAGE ADMINISTRATOR**

**Discussion – An Ordinance Establishing a System of Administrative Adjudication in the Village of Channahon – 2<sup>nd</sup> Read**

Durkin stated that this was brought before the Board and is second read, it establishes the adjudicator program.

**Discussion – An Ordinance Establishing Fines and Costs for Offenses Prosecuted Pursuant to the Administrative Adjudication Process – 1<sup>st</sup> Read**

Durkin stated that this ordinance establishes fines and costs for offenses prosecuted pursuant to the administrative adjudication process.

The ordinance provides for the schedule of fines and costs with respect to the process and is incorporated by reference within the ordinance. If an offense is not set forth then the fine amount shall be One-hundred (\$100.00) dollars. The fines set forth in Exhibit A shall apply to all fines paid prior to an appearance before the Adjudicator. In the event that the fine is not paid prior to appearing before the adjudicator, the Adjudicator may impose a fine of up to Seven Hundred Fifty (\$750.00) Dollars in addition to any other remedy permitted by law or ordinance. Finally, the Adjudicator shall assess Ten (\$10.00) Dollars in costs in addition to a fine or other penalty as relief.

Trustee Perinar questioned if the fees and fines will be returned. After some discussion, the fee and fine is paid to not go to adjudicator, so there would be no refund.

**Discussion – Hiring of a FOIA Officer**

Durkin handed this over to Human Resource Manager Jodi Denton to provide the details.

Denton stated that in November 2025, the Board was informed of the intent to fill the newly formed FOIA Officer position. November 7, 2025, an advertisement to hire was placed in house, social media networks, IML, ILCMA, along with e-blasts. The position was listed as open until filled with a hiring range of \$59,839 to \$74,858 per the IUOE, Local 150 Administration CBA.

Twenty applications were received and initial interviews were conducted with five candidates on December 10, 2025 with Administrator Durkin, Assistant Administrator Petrick, Village President Moorman Schumacher and Denton.

Staff would like to make a conditional offer of employment to Ms. Tammy Moran in accordance with an intent to hire letter. The hiring would be contingent on the Board approval, fingerprint/background results, and passing of physical with drug screen and alcohol screening.

Ms. Moran currently works for the County of Will-State's Attorney's Office as Child Support Specialist, where she has been for over 23 years. While working at the State Attorney's Office, she also volunteers for Coaler Drive (2024) and Grundy County Heroes and Helpers (2020).

Although her title at the State Attorney's Office was not FOIA officer, she is very well versed in FOIA law and information redacting, Body Worn Camera laws and confidentiality.

#### **ADMINISTRATION DEPARTMENT**

Petrick stated he had no formal items for discussion.

#### **COMMUNITY DEVELOPMENT**

McMaster stated he had no formal items for discussion.

#### **FINANCE DEPARTMENT**

Wagonblott stated she had no formal items for discussion.

#### **POLICE DEPARTMENT**

Bogart stated he had no formal items for discussion.

#### **PUBLIC WORKS DEPARTMENT**

##### **Discussion – Approval of Exterior Styling for the Proposed Public Works Facility**

Dolezal stated that Kluber Architects + Engineers incorporated feedback from staff and prior Board engagement to further refine the exterior styling of the proposed Public Works Facility. The presentation reflected the results of that process and demonstrated a facility designed to blend with the surrounding community.

Samantha Frantik, Parnell Tesoro, and Chris Hansen were present on behalf of Kluber Architects + Engineers.

Mr. Hansen presented the exterior design changes requested by the Village Board and staff. Discussion was held regarding roofline options for the fleet storage garage. Higher-pitched roof

options raised concerns regarding the overall scale of the building. A pitched roof was determined to be feasible in this area and identified as a potential option for future consideration; however, the non-pitched option was preferred at this time. Mr. Hansen stated that the proposed design aligns with the character of the community and allows for potential future campus expansion.

Mr. Hansen stated that the project is currently in the design development phase and that direction from the Village Board is needed at this stage in order to proceed with advancing the plans. Direction was given to proceed with the non-pitched roof line and continue advancing the design.

#### **Discussion – Blackberry Watermain Improvements Change Order 4**

Dolezal stated the Board previously awarded this contract to PT Ferro Construction Co. for the installation of a new watermain on Blackberry Lane in the amount of \$1,232,625.31.

Change Order No. 4 represents the final adjustment of pay item quantities based on actual in-field conditions. Prior change orders for this project resulted in a cumulative net contract increase of \$148,863.00, attributable to in-field conditions, main alignment modifications, and restoration efforts.

Change Order No. 4 includes deductions for pay items that were not utilized or that fell below the original bid quantities, resulting in a final credit of \$224,552.41. This credit offsets the previous increases and brings the revised contract value to \$1,156,935.90, which is \$75,689.41 less than the originally awarded contract amount.

#### **COMMUNICATIONS**

##### **Letter from Will County Green in regards to Battery and Paint Recycling Program**

Durkin stated that the Village received information from the Will County Land Use – Resource Recovery and Energy for a statewide Paint and Batteries Collection Program and it is available to the Channahon residents.

#### **PUBLIC COMMENT**

Toni Cusimano stated that she is fairly new in town and lives in the Keating Pointe subdivision, she questioned what businesses are coming into town. She has noticed that Q Bar is coming in, but wants to know what other development is the Village doing to get businesses here for the public to shop at. She questioned if any big box companies would be coming.

VP Moorman Schumacher stated that the big boxes are not building in Channahon, nor is Ald. They do not want to hurt the existing stores that are established. Online retail has changed the big box retailer options.

McMaster stated that staff does regular research on what is expanding and what is not expanding. A lot of the retail stores are not expanding especially in a town our size. There are smaller retail opportunities and those are our targets for retail. We are doing regular outreach and research for grocery stores for a town of our size.

Ms. Cusimano asked if there would be anyway to build a store and offer it to Pete's Market. Durkin stated we could not build a structure for a potential grocery store. Each store has a layout

that they have for their individual trademark. The Village purchased the property across the street from the Village Hall with the intention of getting a grocer and other types of development. The hope is to get the site ready for development.

She also questioned the potential of a solar farm and where it was going. McMaster stated that it is an industrial area on the far west part of town. She is happy that it will not be an eye sore.

VP Moorman Schumacher mentioned the solar farm that was anticipated on McKinley Woods Road and how the Village stood against it since it is within the residential area.

Trustee Slocum informed her that the Great American Bagel will be in town and there is also another restaurant that will be by Thorntons.

Ms. Cusimano also questioned if there was a limit to the gaming places in town. VP Moorman Schumacher stated that we do not regulate the gaming devices. The board limited to four liquor licenses requested for gaming uses, because we did not want them all over town, but the restaurants have the option to obtain them and there are gas stations that need to sell so much of diesel fuel, in order to obtain the machines. Some of these locations survived during COVID due to the video gaming terminals.

Durkin stated that the Village has had requests to have a pour license and gas stations, so that they can get the video gaming terminals. VP Moorman Schumacher stated that her concern is that with that type of a license, she doesn't get to determine whether you pour or not, which is why it is not offered.

Trustee McMillin asked Ms. Cusimano what she is looking for in a grocery store. She drives to Naperville to get something specific that the local Jewel does not carry. He stated that the Village has no say on who comes here, the residents are not going to like if we just give them the property. If a grocer was interested in building in Channahon, they would be here.

VP Moorman Schumacher stated that the grocery stores have their marketing departments that monitor the population and rooftops of towns. Once things open up, people complain that they moved here to get away from the bigger town. Trustee Host stated that Channahon is a bedroom community. VP Moorman Schumacher stated that we are limited to growing with our boundary agreements.

### **EXECUTIVE SESSION**

#### **Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon**

The Committee of the Whole was adjourned at 7:01 p.m.

**Submitted by  
Leti Anselme  
Deputy Village Clerk**

