

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, September 19, 2016

CALL TO ORDER

Mayor Fleischer called the Board of Trustees Work Session to order at 6:00 p.m.

ROLL CALL

The following Trustees were present:

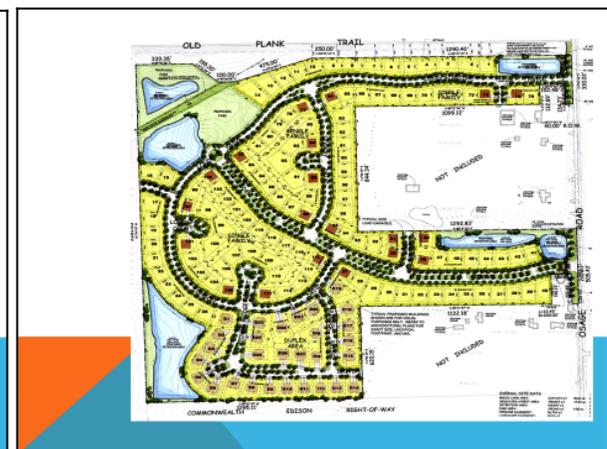
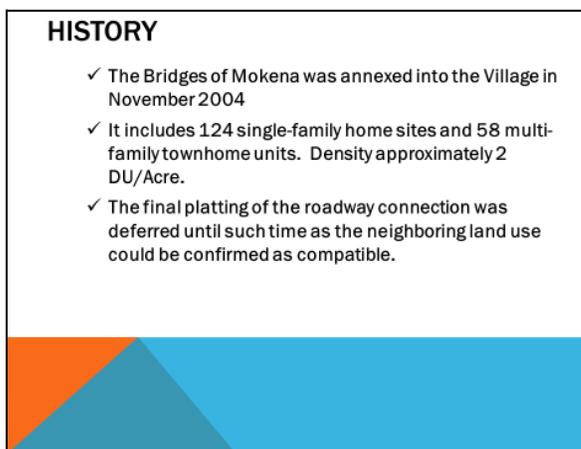
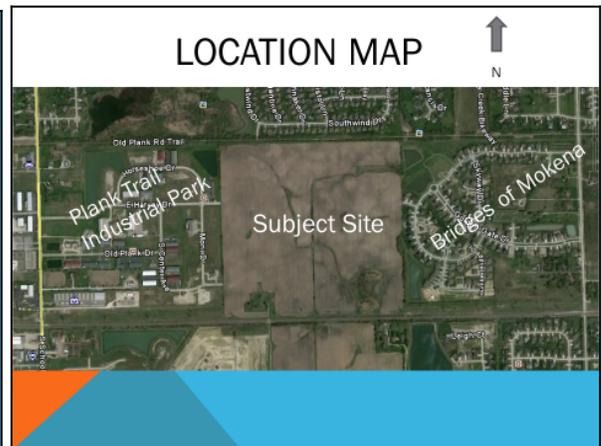
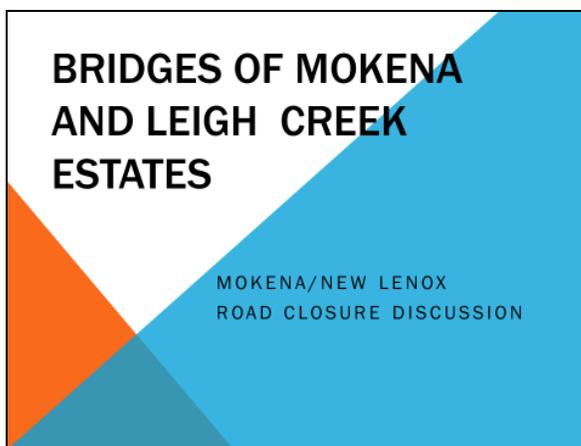
John Mazzorana
Joseph Budzyn
Jim Richmond
Debbie Engler

Absent: Trustees Joseph Siwinski and George Metanias

Also present were the following: Village Clerk Patricia Patt; Village Attorney Carl Buck, Village Administrator John Tomaszoski, Assistant Village Administrator Kirk Zoellner; Community/Economic Development Director Alan Zordan; Village Engineer Paul Pearson and Police Chief Steve Vaccaro.

The Bridges of Mokena

Community/Economic Development Director Alan Zordan presented this case.



HISTORY

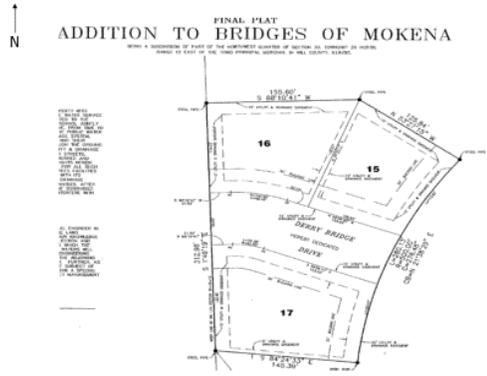
- ✓ In 2010 Wille Construction requested that the Board approve the final plat for the final three lots and the roadway connection.
- ✓ The Village of New Lenox revealed a conceptual development plan for a residential neighborhood named Leigh Creek Estates.
- ✓ At that time, the concept development had four access points – Two to the west through the Plank Trail Industrial Park, one to the north through Blue Stone Bay, and the fourth to connect to the Bridges of Mokena.

2010 LEIGH CREEK ESTATES PROPOSAL



Exhibit A

ADDITION TO BRIDGES OF MOKENA




Development after Platting of the 3 lots

RECENT DEVELOPMENT

- ✓ In June of this year, the Village of New Lenox notified the Community Development Department that the land plan for Leigh Creek Estates was moving forward and that a public hearing would be scheduled soon.
- ✓ In July, staff met with representatives of both the single-family and multi-family Home Owners Associations to make sure they were informed of the pending development proposal.
- ✓ The initial reaction was concern regarding the interconnecting road and the potential negative impacts the additional traffic would have on their neighborhood.

LEIGH CREEK ESTATES

- ✓ New Lenox Planning Commission Public Hearing on August 16th.
- ✓ Proposal for 205 single family lots and 78 duplex units. Density approximately 2DU/Acre.
- ✓ 2 access points: One through Bridges and one through the Plan Trail Industrial Park.

2016 PROPOSED LEIGH CREEK ESTATES DEVELOPMENT



NEW LENOX PUBLIC HEARING

- ✓ Approximately 60 Mokena residents attended the public hearing, many of which testified regarding this proposal.
- ✓ The concerns were generally categorized into four areas.
 1. Traffic
 2. Drainage
 3. Landscape Buffer
 4. Housing Compatibility

LEGAL REVIEW

- ✓ The Village does have the ability to vacate a portion of the Right-of-way and eliminate the interconnection.
- ✓ If so desired, the following process is necessary:
 1. Discussion with neighboring property owners.
 2. Preparation of a Plat of Vacation and Ordinance.
 3. Conduct a Public Hearing.
 4. Passage of the Ordinance by a positive vote of three fourths of the Village Trustees.
 5. Vacated right-of-way is quit claim deeded to neighboring property owners.

SOME PREVIOUS ROAD CLOSURE DESIGNS

- ✓ 104th Avenue
No vacation of right-of-way
- ✓ First Court
No vacation of R-O-W.
Walking Path and landscaping
- ✓ Prestancia – Rider Ridge Drive
Vacation of R-O-W
Transferred property to adjoining property owners



BOARD DIRECTION

1. Hear the concerns from residents in the Bridges neighborhood.
2. Should the interconnecting Derry Bridge Drive be closed off?
3. If so, what is the best design approach for the closure?

Discussion:

Mayor Fleischer asked if there was anyone in the audience that wanted to speak in favor of keeping the road open.

Mr. Curt Saindon representing Frankfort Elementary School District 157-C stated that from an efficiency standpoint this road connection is important for school bus routing. If the road were to be closed, the travel distance for the school bus to service neighboring property would be significant.

There were no other comments in favor of keeping the road opened.

Ron Danno of 11858 London Bridge Drive stated that he is the president of the Home Owners Association and that he has studied this issue. There are 116 single family homes in the neighborhood and 226 school age children. He felt that this was enough to fill a school bus without the need to pick up additional students on a bus route. He further noted that he had a petition with 218 signatures on it in favor of closing the road. He submitted the petition for the record.

Scott Hersted of 21686 London Bridge Drive stated that he estimates approximately 90% of the traffic going in and out of Leigh Creek would pass through the Bridges neighborhood and have a negative impact on the roads and safety of the residents.

John Connolly of 21652 London Bridge Drive stated that the School District could run a separate bus for Leigh Creek and was in favor of closing the road.

Warren Gill of 21609 Skyway stated that he was concerned about the safety of the children.

Rick Sinnott of 11701 London Bridge Drive noted that he is a civil engineer and believes that an additional 500 to 600 additional daily traffic movements will be generated by Leigh Creek and that their neighborhood streets are not designed for that. They would need to be collector streets in order to handle that number of vehicular movements. He is in favor of closing the road.

John Jacobs of 21655 Skyway stated that snow removal is a concern now with all of the landscape medians and that adding any additional traffic would complicate things in the winter. He is in favor of closing the road.

Tim Poulakis of 11675 London Bridge Drive testified that safety of the children is his major concern and wants to see the road closed.

Joe Maielli of 11812 Golden Gate Drive stated that he likes the quiet nature of the Bridges neighborhood and believes that this interconnection would ruin it. He is in favor of closing the road.

Shane Hennesy-York of 21777 London Bridge Drive wants to see the neighborhood kept as it is and is in favor of closing the road.

Trustee Mazzorana noted that the Board packet included correspondence from Mr. Hersted and Mr. Forberg. He is in favor of closing the road.

Trustee Budzyn was also in favor of closing the road and directed staff to work with the effected neighboring property owners regarding the best method to accomplish this.

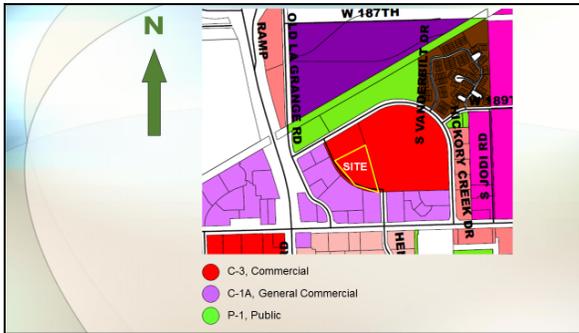
Trustees Engler and Richmond concurred that the road should be closed.

Mayor Fleischer agreed with the Board's consensus that the road should be closed.

Hickory Creek Senior Housing

Community/Economic Development Director Alan Zordan presented this case.

<p>Hickory Creek Senior Housing</p> <p>Henry Drive & Hickory Creek Drive</p> <p>Village Board Concept Review September 19, 2016</p>	<p>Request</p> <ul style="list-style-type: none">• Pre-conceptual review of an affordable rental apartment community for independent seniors age 55 and older (age-restricted)• Proposal includes 70 rental units within a 3-story, 70,000 sf apartment building on 5 acres• Petitioner proposes to utilize Illinois Housing Development Authority (IDHA) tax credits.<ul style="list-style-type: none">• Petitioner feels subject site is ideal for senior housing due to its proximity to shopping, restaurants, and public transportation.
<p>Request</p> <ul style="list-style-type: none">• Located on property located east of Henry Drive and south of Hickory Creek Drive<ul style="list-style-type: none">• Rezone from C-2, Highway Commercial to R-6, Multi-Family Residential• Special Use Permit for a Planned Unit Development• Subdivision• Area is marked for Transit Oriented Development or "mixed use" on the Comprehensive Plan, the property typically has been marketed for commercial uses.	



History

- In 2008, the Village Board discussed various options for senior housing in Mokena, including identifying preferred sites and various types of senior housing.
 - Five sites in the 191st Street corridor
 - Four downtown sites:
 - SW corner of 194th Street and Wolf Road
 - Walnut Lane Business Park
 - Vacant property just west of Walgreen's on LaPorte Road
 - West end of Front Street



History

- In 2010, two senior housing developers, Pirhl Development and Celadon Holdings, approached the Board regarding their proposals, which included tax credits.
 - Pirhl Development proposal: 34 cottage-style units on 3.89 acres, west of Walgreens on LaPorte Road.
 - Celadon proposal: 60 units on 7.5 acres located at the northeast corner of 187th Street and Wolf Road.
- The Board at that time felt that these proposals were not appropriate for those locations.

History

- In 2014, the Ryan Companies approached the Village with a market rate senior housing proposal on Wolf Road.
 - Proposal: 156 units consisting of independent, assisted, and memory care on 11.4 acres.
- Proposal was approved, and Clarendale of Mokena currently has a 70% overall occupancy rate.

Conformity with the Comprehensive Plan

- The Comprehensive Plan shows this area as Transit Oriented Development (TOD).
 - TOD-classified land is usually permitted higher densities and are generally located near public transportation.
 - The Rock Island Railroad is located nearby, as is Burnside Station, which is a TOD community.



Discussion

- Access/Internal Circulation:** Proposal includes one access point, an interior private driveway aisle, and 80 parking spaces. Access to the site is shown via Henry Drive, which is also a private road.
- Off-Site Sidewalk Improvements:** The site plan shows a sidewalk along the SW perimeter of the site. Because the northern three acres of the parcel are not part of this proposal, residents who may live in this community cannot access off-site amenities such as Metra or the doctor offices on Hickory Creek Drive, east of the site.
 - If proposal advances, off-site improvements such as a sidewalk will need to be discussed with the applicant.

Discussion

- Parking:** Proposal shows 70 residential units. Zoning Ordinance requires 1.5 parking spaces per unit. Therefore, 105 parking spaces are required.
 - Site plan shows 80 parking spaces. There is a deficit of 25 parking spaces.
 - Staff is also concerned that there is no underground or covered parking. Staff believes that seniors would prefer indoor or covered parking areas.

Discussion

- Setback Requirements:** Site plan shows the building complies with and exceeds minimum setback requirements, but additional green space setbacks are required.
 - A minimum of 15 feet of green space should be required prior to introducing any type of parking lot pavement.
 - Additional utility easements need to be dedicated to the Village, thus requiring a larger amount of green space along the perimeter of the site.

Discussion

- Utilities:** Utilities are available, adequately sized, and within proximity to serve the subject property.
- Drainage/Detention:** Detention is not required on the subject property, as it is accounted for in the detention pond located just west of the Metra parking lot.



Floor Plan

- Apartments consist of studio, one, and two bedroom units designed specifically for seniors.
- Units range from 700 to 900 square feet, and are specifically for independent living.
- Each unit will contain a full kitchen with appliances, full bathrooms, and balcony.

Floor Plan



FIRST FLOOR PLAN
70-UNIT SENIOR FACILITY
MOKENA, ILLINOIS
MARCH 2016

Subdivision

- The entire parcel consists of eight acres. Petitioner only requires five acres for their proposed site.
- As a result, if this proposal moves forward, a Plat of Subdivision will be required for review and approval.

Illinois Affordable Housing Planning and Appeal Act

- The Illinois Affordable Housing Act requires all communities in Illinois with less 10% affordable housing stock to approve and implement a housing plan that enables a community to increase its stock of affordable housing.
 - Incentives of tax credits are provided for developments that create new affordable housing in the communities

Illinois Affordable Housing Planning and Appeal Act

- The 2013 Report on Statewide Local Government Affordability study showed Mokena has 10.2% affordable housing stock, which has exempted Mokena from implementing an affordable housing plan
- The State raised the qualifying affordable housing level to allow communities with less than 20% affordable housing stock to qualify for development tax credits.

Village Board Direction

- Is the site/location suitable for a three story 55 and older (age restricted) senior housing development?
- Is the IDHA funded adjusted income (or affordable) rental concept acceptable?

Discussion:

Dan Kotcher, President of DKI Development, explained how tax credits work. They are not a “rent subsidy” but allow quality units to be rented at a lower rate. This helps seniors with lower incomes. He noted that the income limit was persons earning less than \$30,000 annual income and would provide housing for Mokena residents. Their market studies indicate that 500 units could be filled today with low income Mokena area seniors.

Trustee Mazzorana felt that this property would be great for commercial development or perhaps a hotel but that is was not suitable for residential. He is not opposed to senior housing but not at this location.

The rest of the Board agreed with Trustee Mazzorana’s thoughts on this matter.

Mr. Kotcher asked if the Board was opposed to the Tax Credit funding for low income housing.

The consensus of the Board was that it is location driven and they would be willing to consider it in the future.

State Legislation/Cannabis Discussion

Chief Vaccaro presented recommendations to the Board for amendments to the cannabis, drug paraphernalia and the local administrative adjudication hearing court offense. The requested amendments were in response to the State of Illinois amending the Cannabis Control Act that now makes possession of less than 10 grams of cannabis, and possession of drug paraphernalia with less than 10 grams of cannabis civil law violations.

Staff Reports

Administrator Tomasoski updated the Board on the Hillgate Road annexations.

Trustee Budzyn asked for an update on the Kohlwood annexation and subdivision. Attorney Buck reported that this will require coordination with the Will County Forest Preserve.

Adjournment

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 7:35 p.m.