

**MEETING OF THE BOARD OF TRUSTEES REGULAR SESSION
11004 Carpenter Street, Mokena, Illinois 60448**

Session #018

September 26, 2016

CALL TO ORDER

Mayor Frank Fleischer called the Regular Session of the Board of Trustees to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Frank Fleischer, the Board of Trustees, and members of the audience recited the Pledge of Allegiance.

ROLL CALL/ESTABLISHMENT OF QUORUM

Clerk Patt called the roll and the following Trustees were present:

Jim Richmond
Joseph E. Budzyn
John Mazzorana
George Metanias
Debbie Engler
Joe Siwinski

Also present were: Village Clerk Patricia Patt; Village Administrator John Tomasoski; Finance Director Barb Damron; Village Engineer Paul Pearson; Public Works Director Lou Tiberi; Chief Steve Vaccaro; Community/Economic Development Director Alan Zordan and Village Attorney Stephen White.

DISCOVER MOKENA

N/A

COMMUNITY CALENDAR

Clerk Patt presented the Community Calendar.

CONSENT AGENDA

Village Administrator John Tomasoski presented (8) items on the Consent Agenda for Board approval. These items are strictly administrative in nature.

- a. Motion to grant approval to the Lincoln Way High School Music Boosters to conduct door-to-door sales of their 2016/2017 SIAM Discount Book Sale throughout the Village of Mokena from noon to 5pm on Sunday, October 2 and Sunday, October 16, 2016, with provision for sales from noon to 5pm on Sunday, October 9, 2016 if necessary, due to inclement weather.
- b. Motion to accept the recommendation of the Architectural Review Committee, thereby approving the building elevations as depicted on the attached exhibits for the property located at 19836 S. Wolf Road.
- c. Motion to accept the recommendation of the Site Plan and Architectural Review Committees, thereby approving the site, landscape and photometric plans, light fixtures and building elevations as depicted on the attached exhibits, with the stipulation that additional concrete planters be installed around the perimeter of the southern landscape paver area, for Accelerate Indoor Raceway on the property located at 8580 Spring Lake Drive, Lot 19 in Corporate Corridors North.
- d. Motion to accept the recommendation of the Site Plan And Architectural Review Committees, thereby approving the development plans as depicted on the attached exhibits for Holiday Inn Express on the property located at 19220 Greenwich Drive.

Administrator Tomasoski provided additional details on Accelerate Racing and Holiday Inn Express and acknowledged the hard work and effort from not only the Village Board but the Site Plan Architectural Committees and Planning and Zoning Commission.

- e. Motion to adopt Ordinance #2016-O-022, an ordinance pertaining to the classification and number of Liquor Licenses issued in the Village of Mokena; and to authorize the Village President and Village Clerk to execute same.

- f. Motion to reduce Letter of Credit Number X-1990, issued by MB Financial Bank, for public improvements associated with Spring Lake Road, by a total amount of \$38,990.00 to a total remaining balance of \$105,000.00.

Motion to reduce Letter of Credit Number X-1991, issued by MB Financial Bank, for public improvements associated with Spring Lake Road, by a total amount of \$126,970.00 to a total remaining balance of \$80,000.00.

Motion to reduce Letter of Credit Number X-2542, issued by MB Financial Bank, for public improvements associated with Spring Lake Road, by a total amount of \$46,565.00 to a total remaining balance of \$58,000.00.

Motion to reduce Letter of Credit Number X-2543, issued by MB Financial Bank, for public improvements associated with Spring Lake Road, by a total amount of \$54,570.00 to a total remaining balance of \$95,000.00.

- g. Motion to adopt Ordinance No. 2016-O-023, an ordinance amending the Municipal Code of the Village of Mokena, Illinois as adopted by ordinance No. 2009 – O – 029 passed on July 27, 2009 as it pertains to offenses diverted to the Administrative Adjudication Hearing Process within the Village of Mokena, Illinois; and to authorize the Village President and Village Clerk to execute the same.

Motion to adopt Ordinance No. 2016-O-024, an ordinance amending the Municipal Code of the Village of Mokena, Illinois as adopted by ordinance No. 885 passed on December 20, 1980 as it pertains to possession of less than 10 grams of cannabis, and possession of drug paraphernalia with less than 10 grams of cannabis within the Village of Mokena, Illinois; and to authorize the Village President and Village Clerk to execute the same.

- h. Motion to adopt minutes from the September 12, 2016 Board Meetings.

Trustee Mazzorana commented on the amusement tax and hotel tax the Village will receive from Accelerate Racing and Holiday Inn Express.

Mayor Fleischer stated these developments will make Mokena a destination place. He also commented on the number of projected users for Accelerate Racing for the first year.

Trustee Mazzorana made a motion to approve Consent Agenda Item 5 (a), (b), (c), (d), (e), (f), (g) and (h) as depicted in the September 22, 2016 Request for Board Action prepared by the Village Administrator. Trustee Siwinski seconded.

AYES: (6) Richmond, Mazzorana, Budzyn, Engler, Metanias, Siwinski

NAYS: (0)

Absent: (0)

Motion carried

PRESENTATIONS/APPOINTMENTS/**PROCLAMATIONS**

Clerk Patt read a proclamation for Respect Life.

Helen Sluis accepted the proclamation and thanked the Village Board for their support.

PUBLIC HEARINGS

Single Lot Annexations – Hillgate Road

Trustee Mazzorana made a motion open a public hearing to consider an annexation agreement between the Village of Mokena and Anthony and Dana Ray for the property located at 19934 Hillgate Road. Trustee Siwinski seconded.

AYES: (6) Richmond, Mazzorana, Budzyn, Engler, Metanias, Siwinski

NAYS: (0)

Absent: (0)

Motion carried

Trustee Mazzorana made a motion open a public hearing to consider an annexation agreement between the Village of Mokena and Geoffrey and Deborah Morris for the property located at 19944 Hillgate Road. Trustee Siwinski seconded.

AYES: (6) Richmond, Mazzorana, Budzyn, Engler, Metanias, Siwinski
NAYS: (0)
Absent: (0)
Motion carried

Community/Economic Development Director Alan Zordan presented requests from Anthony and Dana Ray, 19934 Hillgate Road and Geoffrey and Deborah Morris, 19944 Hillgate Road to annex and rezone their properties to R-3, Single Family. The private septic system has failed on the 19934 Hillgate Road property, and both families would like to extend the municipal sanitary system to their properties and connect to it. If the request is approved, annexation of the properties will be contingent upon submittal of a Plat of Easement and a Letter of Credit for the public improvements.

On June 20, 2016, the Village Board reviewed this request. At that time, the petitioners were requesting an emergency tap-on to the sanitary system. The Board generally felt that an emergency tap-on was in the best interest of the public, and directed staff to expedite the process once the engineering design is approved.

On July 21, 2016, the Planning Commission held a public hearing. There were no comments from the public regarding the request. The Planning Commission unanimously recommended approval to annex both properties and zone them to R-3, Single Family.

On August 15, 2016, the Board reviewed the terms of the draft annexation agreements. After a thorough discussion, the Board directed staff to prepare the final documents for formal consideration and to schedule a public hearing.

Community/Economic Development Director Alan Zordan provided details on the logistics to extend the sewer lines to the properties under consideration. He also reviewed the specifics of the annexation agreements and highlighted that the tap-ons are contingent upon the applicants providing letters of credit and recorded plats of easement.

Trustee Siwinski made a motion close the public hearings to consider an annexation agreement between the Village of Mokena and Anthony and Dana Ray for the property located at 19934 Hillgate Road and Geoffrey and Deborah Morris for the property located at 19944 Hillgate Road. Trustee Metanias seconded.

AYES: (6) Richmond, Mazzorana, Budzyn, Engler, Metanias, Siwinski
NAYS: (0)
Absent: (0)
Motion carried

Trustee Engler made a motion to adopt Ordinance No. 2016-O-025 authorizing the execution of an annexation agreement between the Village of Mokena and Anthony and Dana Ray and authorize the Village President and Village Clerk to execute same, contingent upon submittal of the Letter of Credit and recorded plat of easement. Trustee Metanias seconded.

AYES: (6) Richmond, Mazzorana, Budzyn, Engler, Metanias, Siwinski
NAYS: (0)
Absent: (0)
Motion carried

Trustee Engler made a motion to adopt Ordinance No. 2016-O-026 annexing certain territory described therein, owned by Anthony and Dana Ray and authorize the Village President and Village Clerk to execute same, contingent upon submittal of the Letter of Credit and recorded plat of easement. Trustee Metanias seconded.

AYES: (6) Richmond, Mazzorana, Budzyn, Engler, Metanias, Siwinski
NAYS: (0)
Absent: (0)

Motion carried

Trustee Engler made a motion to adopt Ordinance No. 2016-O-027 rezoning certain territory described therein owned by Anthony and Dana Ray, to R-3 single family zoning and authorize the Village President and Village Clerk to execute same, contingent upon submittal of the Letter of Credit and recorded plat of easement. Trustee Metanias seconded.

AYES: (6) Richmond, Mazzorana, Budzyn, Engler, Metanias, Siwinski

NAYS: (0)

Absent: (0)

Motion carried

Trustee Engler made a motion to adopt Ordinance No. 2016-O-028 authorizing the execution of an annexation agreement between the Village of Mokena and Geoffrey and Deborah Morris and authorize the Village President and Village Clerk to execute same, contingent upon submittal of the letter of credit and recorded plat of easement. Trustee Metanias seconded.

AYES: (6) Richmond, Mazzorana, Budzyn, Engler, Metanias, Siwinski

NAYS: (0)

Absent: (0)

Motion carried

Trustee Mazzorana made a motion to adopt Ordinance No. 2016-O-029 annexing certain territory described therein, owned by Geoffrey and Deborah Morris and authorize the Village President and Village Clerk to execute same, contingent upon submittal of the Letter of Credit and recorded plat of easement. Trustee Richmond seconded.

AYES: (6) Richmond, Mazzorana, Budzyn, Engler, Metanias, Siwinski

NAYS: (0)

Absent: (0)

Motion carried

Trustee Mazzorana made a motion to adopt Ordinance No. 2016-O-030 rezoning certain territory described therein owned by Geoffrey and Deborah Morris, to R-3 single family zoning and authorize the Village President and Village Clerk to execute same, contingent upon submittal of the Letter of Credit and recorded plat of easement. Trustee Richmond seconded.

AYES: (6) Richmond, Mazzorana, Budzyn, Engler, Metanias, Siwinski

NAYS: (0)

Absent: (0)

Motion carried

OLD BUSINESS

19836 S. Wolf Road Special Use

Community/Economic Development Director Alan Zordan presented a request from Mary Cernauskas, property owner, and Jay Kaplan, owner of Aurelio's Pizza, to rezone the property located at 19836 S. Wolf Road from I-1, Light Industrial to C-4, Downtown Commercial, with a Special Use Permit for an outdoor dining area for Aurelio's Pizza. Ms. Cernauskas also requests approval to participate in the Downtown Façade Improvement Program. If the rezoning request is approved, the property will be in compliance with the Comprehensive Plan. The petitioners then propose to improve the front and partial side façade of the building with the utilization of a façade grant from the Village.

On July 18, 2016, the Village Board reviewed this request. There were no comments from the public. The Village Board unanimously recommended that this proposal be forwarded to the Planning Commission for a public hearing.

On August 18, 2016, the Planning Commission conducted a public hearing. There were no comments from the public. After a thorough discussion, the Planning Commission recommended approving the rezoning request to C-4, Traditional Downtown Commercial and the Special Use request for outdoor dining.

On September 12, 2016, the Village Board reviewed the terms of the Special Use Permit Ordinance and the Downtown Façade Improvement Program grant request. The Board authorized curb work along Wolf Road in front of the property, as well as participation in the Downtown Façade Improvement Program.

On September 21, 2016, the Architectural Review Committee reviewed the building elevations. The Committee unanimously recommended approving the façade request.

As a condition of the long term lease with Ms. Cernauskas, Aurelio's would like to offer outdoor dining with liquor service in the front southern area of the building. Four to five tables will occupy this area, and there will be no outdoor music. Because this property is within 500 feet of a residential zoning district, a Special Use Permit is required.

Community/Economic Development Director Alan Zordan reviewed parking and access to the building. The Board has agreed to install curbing to define the access areas and Ms. Cernauskas has agreed to restripe the parking area in the front of the building.

Trustee Mazzorana requested clarification with regard to the sidewalk. Community/Economic Development Director Zordan indicated the sidewalk and curb area on the exhibit.

Community/Economic Development Director Zordan provided details on the planned façade improvements.

Terms of the Special Use include, but are not limited to, the following:

- Co-Applicant agrees that the outdoor dining hours shall be no later than 11:00 pm.
- Co-Applicant agrees that no music or amplified sound will be broadcasted within the outdoor dining area.
- Property Owner agrees to pave the rear parking lot within two years.
- Property Owner agrees to re-stripe the diagonal parking lot in front of the building, in accordance with a design approved by the Village Engineer, within one year.

Mary Cernauskas and Jay Kaplan wish to have the façade upgraded this year, and expect to have all of the site improvements completed within two years.

Trustee Engler made a motion to adopt Ordinance No. 2016-O-031 rezoning certain territory described therein, owned by Mary Cernauskas, to C-4, Traditional Downtown Business District and authorize the Village President and Village Clerk to execute same. Trustee Metanias seconded.

Trustee Budzyn requested clarification on the parking lot paving. Community/Economic Development Director Zordan explained the area that is currently gravel will be paved within two years.

AYES: (6) Richmond, Mazzorana, Budzyn, Engler, Metanias, Siwinski
NAYS: (0)
Absent: (0)
Motion carried

Trustee Engler made a motion to adopt Ordinance No. 2016-O-032 approving a special use permit for outdoor dining as shown on the attached exhibits, for certain territory described therein and authorize the Village President and Village Clerk to execute same. Trustee Metanias seconded.

AYES: (6) Richmond, Mazzorana, Budzyn, Engler, Metanias, Siwinski
NAYS: (0)
Absent: (0)
Motion carried

NEW BUSINESS

Parking Lot Resurfacing Bid Recommendation

Public Works Director Lou Tiberi presented a contract from D Construction, Inc., of Coal City, in the total amount of \$73,568.65 to re-pave the parking lots at the Public Works garage and ESDA building. The pavement at the garage has deteriorated beyond normal

maintenance, and is in need of repair. The ESDA parking lot on Front Street will be improved to provide a paved parking area inside the fence and adjacent to the building.

D Construction, Inc., was one of nine bidders. Their bid of \$73,568.65 came in under the Village's programmed amount of \$111,000.

Trustee Engler made a motion to award a contract for the Fiscal Year 2017 Public Works Garage and ESDA Lot Paving to the lowest bidder, D Construction of Coal City, Illinois in the amount of \$73,568.65 and to authorize the Village President and Village Clerk to execute same. Trustee Metanias seconded.

Trustee Mazzorana commented on the low bid and inquired if there was any additional work that was needed to be done in order to take advantage of the low price. Public Works Director Tiberi stated that there is no additional work at this time.

AYES: (6) Richmond, Mazzorana, Budzyn, Engler, Metanias, Siwinski

NAYS: (0)

Absent: (0)

Motion carried

PUBLIC COMMENTS

N/A

VILLAGE ADMINISTRATORS COMMENTS

Village Administrator Tomasoski requested Economic Development Director Alan Zordan to update the Board on development and business activities. Mr. Zordan provided an update on pending development projects, announced new businesses, and highlighted businesses offering casual dining.

TRUSTEE'S COMMENTS

Trustee Budzyn commented on a recent police call involving a young child found wandering outside. He asked residents to thank police officers for all they do.

Trustee Mazzorana commented on the Grand Opening of Ace Hardware. He spoke with the owners who are very happy with the amount of business they are doing in Mokena. He also commented on the Beautification Awards ceremony. He encouraged everyone to attend the Fire District's pancake breakfast. Lastly, he commented on an article about Suburban Landmarks that included Yunker Farm in the Tribune and Southtown newspapers.

Trustee Metanias commented on St. Mary's Oktoberfest.

Trustee Engler commented on Ace Hardware's Grand Opening. She thanked everyone that helped with the Beautification awards.

Trustee Richmond commented on the Aaron Toppen run and thanked all the servicemen and women.

CLERK'S COMMENTS

Clerk Patt announced this was her last year to work on Beautification Awards. She thanked the judges and Sam Cooper for their hard work. She was pleased with the turnout this year. She also participated in the Aaron Toppen run and thanked the organizers for doing a great job.

MAYOR'S COMMENTS

Mayor Fleischer thanked everyone involved with the Beautification Awards. He also thanked the residents who take good care of their homes.

Mayor Fleischer recently attended a 40th anniversary celebration for Lincolway Special Recreation Association. He announced that the Toppen family donated \$4,500 to the association from their recent fundraiser.

Mayor Fleischer stated that due to a previous appointment he is unable to attend a groundbreaking ceremony for the new Will County Public Safety Complex and requested a volunteer from the Board to attend in his place. Trustee Engler offered to attend the groundbreaking.

ADJOURNMENT

Trustee Mazzorana made a motion to adjourn the Regular Session at 7:50 p.m. Trustee Siwinski seconded.

AYES: (6) Richmond, Mazzorana, Budzyn, Engler, Metanias, Siwinski

NAYS: (0)

Absent: (0)

Motion carried

Respectfully submitted,

Frank A. Fleischer, Mayor

ATTEST:

Patricia Patt, Village Clerk