

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

Session #005

March 13, 2017

**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**

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  
Joe Siwinski  
Debbie Engler  
George Metanias  
Joseph E. Budzyn

Absent: John Mazzorana

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

**DISCOVER MOKENA**

Ken Grey, Chief Deputy from the Will County State's Attorney office presented background information on the Children's Advocacy Center and their annual Men Who Cook fundraiser.

Marie Leconte, Executive Director and Eva Andalcio, Development Director from the Multicultural Educational Foundation provided information on their organization.

**COMMUNITY CALENDAR**

Clerk Patt presented the Community Calendar.

**PUBLIC COMMENT**

Andy Ventress spoke about residents' concerns regarding the park district's construction project at Yunker Farm.

Mayor Fleischer explained that the park district is a separate taxing entity and requested Assistant Village Administrator Kirk Zoellner to call the park district and ask them to listen to Mr. Ventress' concerns.

**CONSENT AGENDA**

Village Administrator John Tomasoski presented (5) items on the Consent Agenda for Board approval. These items are strictly administrative in nature.

- a. Motion to adopt Ordinance No. 2017-O-010, 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.

Administrator Tomasoski explained that this ordinance will eliminate a Class C1 license due to the closing of United Liquors and create a Class E license for Doc's Smokehouse & Craft Bar. Himanshu Doshi, owner of Doc's Smokehouse provided information on his background and the restaurant.

- b. Motion to adopt Ordinance No. 2017-O-011 granting a special use permit for a dual drive-through lane as shown on the attached exhibits, on property located at 11215 – 11245 Lincoln Highway and authorize the Village President and Village Clerk to execute same.

- c. Motion to adopt Resolution No. 2017-R-004, a Resolution endorsing the Metropolitan Mayors Caucus' Greenest Region Compact 2 and to authorize the Village President and Village Clerk to execute same.
- d. Motion to approve minutes from the February 20, 2017 Work Session.
- e. Motion to approve minutes from the February 27, 2017 Board Meeting.

Trustee Engler made a motion to approve Consent Agenda Items 5 (a), (b), (c), (d) and (e) as depicted in the March 9, 2017 Request for Board Action prepared by the Village Administrator. Trustee Metanias seconded.

AYES: (5) Richmond, Siwinski, Engler, Metanias, Budzyn

NAYS: (0)

Absent: (1) Mazzorana

Motion carried

## **FINANCE REPORT**

Finance Director Damron presented the accounts payable list for March totaling \$702,446.43. She highlighted the following invoice to be paid.

- \$ 89,339.00 U.S. Census Bureau – Partial Special Census

Finance Director Damron explained that the invoice for the U.S. Census Bureau is included on the accounts payable list but will be excluded from the grand total for the motion and will be addressed by Assistant Village Administrator Kirk Zoellner under agenda item 11C.

Trustee Engler made a motion to approve the monthly accounts payable in the amount of \$613,107.43, excluding the US Census Bureau in the amount of \$89,339.00. Trustee Metanias seconded.

AYES: (5) Richmond, Siwinski, Engler, Metanias, Budzyn

NAYS: (0)

Absent: (1) Mazzorana

Motion carried

## **PRESENTATIONS/APPOINTMENTS/PROCLAMATIONS**

### **PUBLIC HEARINGS**

### **OLD BUSINESS**

#### **Goddard School**

Community/Economic Development Director Alan Zordan presented a request for approval of the Final Plat of Subdivision for three commercial lots located at the northeast corner of Townline and Francis Roads.

The Board conceptually reviewed this request on August 17, 2016 and directed staff to forward it to the Planning Commission for a Public Hearing.

On October 20, 2016 the Planning Commission conducted a formal public hearing. The Commission unanimously recommended approving the Preliminary Plat of Subdivision and Special Use Permit for a child care center.

On December 12, 2016 the Village Board reviewed the terms of the Development Agreement and SUP Ordinance.

At the January 23, 2017 meeting, the Village Board approved the Preliminary Plat of Subdivision, a Development Agreement and SUP for Goddard School.

On February 16, 2017, the Planning Commission unanimously recommended approving the Final Plat.

The neighborhood commercial designation conforms with the Village's comprehensive plan.

Per the final plat, the 4 acre site is proposed to be subdivided into three commercial lots, with a proposed Goddard School on Lot “1”. Lot “1” is shown as a 76,824 square foot lot, Lot “2” is shown as 49,836 square foot lot, and Lot “3” is shown as a 55,764 square foot lot. The final plat also shows a private interior drive aisle that will serve all three lots.

Community/Economic Development Director Zordan provided details on the external and internal sidewalks, utilities, internal circulation and detention.

Trustee Engler made a motion to approve a final plat for the Goddard School Subdivision, dated February 7, 2017 and to authorize the Village President and Village Clerk to execute same. Trustee Metanias seconded.

AYES: (5) Richmond, Siwinski, Engler, Metanias, Budzyn

NAYS: (0)

Absent: (1) Mazzorana

Motion carried

### **Mokena Marketplace Outlot G**

Community/Economic Development Director Alan Zordan presented a request for a special use permit for one dual drive-through lane for Tide Dry Cleaners. Nothing Bundt Cake is expected to occupy another 2,000 square feet of the building. IRC Retail Centers is looking for further tenants to occupy the remaining 6,500 square feet of the commercial strip.

The Village’s Planning Commission unanimously recommended the Board approve IRC’s request for the special use permit after reviewing it late last year.

On November 21, 2016, the Village Board conceptually reviewed this request.

On December 15, 2016, the Planning Commission held a formal public hearing.

On January 16<sup>th</sup>, the Board reviewed the terms of the SUP. The Board directed staff to finalize the documents for formal consideration.

The drive-through lane is needed because their business model allows customers to drop off and pick up their dry cleaning without leaving the comfort of their vehicle.

Meijer, Chase Bank, and Panda Express are the other three businesses that currently have drive-through lanes.

Community/Economic Development Director Zordan reviewed the hours of operation and notable sections of the special use ordinance.

Trustee Engler made a motion to adopt Ordinance No. 2017-O-012 granting a special use permit for a dual drive-through lane as shown on the attached exhibits, on property located at 11215 – 11245 Lincoln Highway and authorize the Village President and Village Clerk to execute same. Trustee Metanias seconded.

AYES: (5) Richmond, Siwinski, Engler, Metanias, Budzyn

NAYS: (0)

Absent: (1) Mazzorana

Motion carried

### **Special Census**

Assistant Village Administrator Kirk Zoellner presented a Memorandum of Agreement (MOA) for a partial special census.

In the last quarter of 2016, Village staff began considering the cost-benefit of potentially conducting a special census in 2017 to capture State-shared revenues provided to municipalities on a per capita basis.

At its January 16 work session, the Board reviewed a preliminary cost-benefit analysis prepared by Village staff and subsequently directed staff to request an official cost estimate for a partial special census from the U.S. Census Bureau.

An official cost estimate was received from the Census Bureau February 28. While the cost estimate is slightly higher than the preliminary cost estimate presented to the Board earlier this year, the calculated revised estimated net payback indicates proceeding with a special census at this time still remains an attractive option. Staff estimates an increase of approximately 1,400 in Mokena's population for an additional \$514,803 in revenue. The cost to conduct the special census is estimated at \$114,748 for a net payback of \$400,055 over an approximate 2 ½ year period.

In order for the special census process to proceed, the Village must first enter into an MOA with the Census Bureau wherein Mokena agrees to pay the Bureau to take the special census.

Per the Census Bureau, the total time needed to complete the special census and provide official census statistics is estimated at approximately 9-10 months from the time the Census Bureau receives the signed MOA from the Village. As a caveat, a hiring freeze currently in effect at the Census Bureau and other Federal agencies could potentially delay the process. Staff will advise the Board if this becomes an issue significantly impacting estimated net payback to the Village. If it does, the Board has the right to terminate the MOA, with any balance not having been expensed at the time of termination being returned by the Census Bureau to the Village.

Trustee Engler made a motion to approve a Memorandum of Agreement between the Village of Mokena, Will County, Illinois, and the Field Division, U.S. Census Bureau for a partial Special Census and to authorize the Village President to sign, and to authorize payment in the amount of \$89,339 to Commerce-Census for services to be provided in support of said partial Special Census. Trustee Metanias seconded

AYES: (5) Richmond, Siwinski, Engler, Metanias, Budzyn

NAYS: (0)

Absent: (1) Mazzorana

Motion carried

Mayor Fleischer thanked Trustee Mazzorana for bringing this item to the attention of the Board.

Assistant Village Administrator Zoellner stressed that this special census would not include the whole town. It will focus primarily on the high growth subdivisions in the western part of town.

Mayor Fleischer inquired if Mokena residents could be hired as census takers.

Assistant Village Administrator Zoellner confirmed that as in previous years, Mokena residents would be recruited as census takers.

Mayor Fleischer asked that seniors be advised of job opportunities as census takers.

## **NEW BUSINESS**

N/A

## **VILLAGE ADMINISTRATORS COMMENTS**

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 products and services for St. Patrick's Day.

Economic Development Director Zordan reviewed political sign restrictions.

Administrator Tomasoski stated that Metra is currently conducting a survey and they are looking for input from riders regarding various service options.

## **TRUSTEE'S COMMENTS**

Trustee Metanias hoped Trustee Mazzorana was feeling better.

Trustee Engler welcomed Balagio's to Mokena and encouraged everyone to attend the Men Who Cook event.

**CLERK'S COMMENTS**

N/A

**MAYOR'S COMMENTS**

N/A

**EXECUTIVE SESSION**

Mayor Fleischer stated the Board would be going into Executive Session to discuss:

- The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity pursuant to 5 ILCS 120/2(c)(1).
- Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees pursuant to 5 ILCS 120/2(c)(2)".
- The selection of a person to fill a public office, as defined in this Act, including a vacancy in a public office, when the public body is given power to appoint under law or ordinance, or the discipline, performance or removal of the occupant of a public office, when the public body is given power to remove the occupant under law or ordinance pursuant to 5 ILCS 120/2(c)(3)

Trustee Siwinski made a motion to enter into Executive Session at 7:52 p.m. Trustee Engler seconded.

AYES: (5) Richmond, Siwinski, Engler, Metanias, Budzyn

NAYS: (0)

Absent: (1) Mazzorana

Motion carried

Mayor Fleischer stated no action was anticipated after Executive Session.

**RECONVENE REGULAR MEETING**

Village President Fleischer recalled the Board back into Regular Session.

Trustee Engler made a motion to return to regular session at 8:48 p.m. Trustee Siwinski seconded.

AYES: (5) Richmond, Siwinski, Engler, Metanias, Budzyn

NAYS: (0)

Absent: (1) Mazzorana

Motion carried

**ADJOURNMENT**

Trustee Siwinski made a motion to adjourn the Regular Session at 8:49 p.m. Trustee Budzyn seconded.

AYES: (5) Richmond, Siwinski, Engler, Metanias, Budzyn

NAYS: (0)

Absent: (1) Mazzorana

Motion carried

Respectfully submitted,

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Frank A. Fleischer, Mayor

ATTEST:

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Patricia Patt, Village Clerk