

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Tuesday, September 5, 2017

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
Debbie Engler
George Metanias
Jim Richmond

Absent: Joseph Budzyn

Also present were the following: Village Clerk Jillian Hersted; Village Administrator John Tomasoski; Assistant Village Administrator Kirk Zoellner; Community/Economic Development Director Alan Zordan; Police Chief Stave Vaccaro; ESDA Coordinator Greg McElyea; Staff Engineer Dan Peloquin and Village Attorney Carl Buck.

Crash Champion Special Use

Community/Economic Development Director Alan Zordan presented this agenda item.

Trustee Joseph Siwinski arrived at 6:18 p.m.

Crash Champions

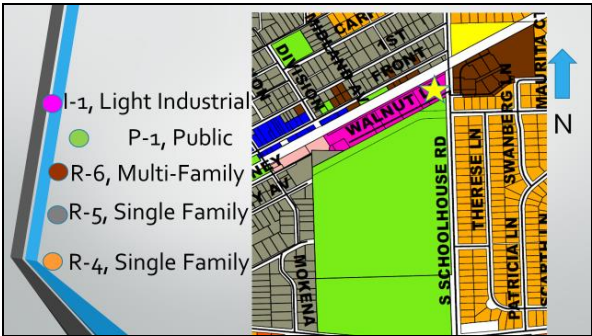
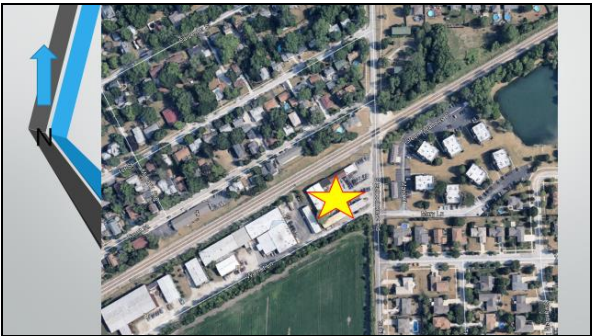
19600 Schoolhouse Road

Village Board Concept Review

September 5, 2017

Request

•Special Use Permit for a Planned Unit Development for redevelopment of the property located at 19600 Schoolhouse Road.



Comprehensive Plan

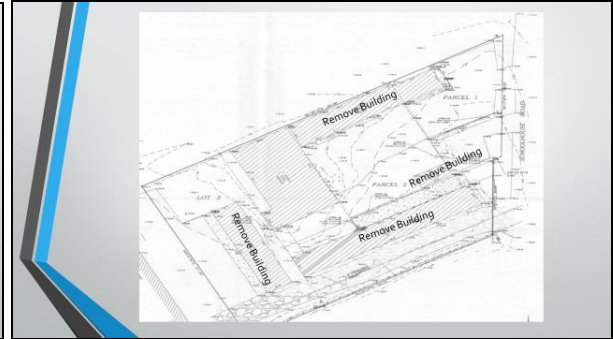
•Shows this area to be redeveloped as apartments and condominiums.

•Willow Street to be connected to McGovney Street.



Discussion

- Mr. Ebert plans to continue operating the auto body repair service business.
- He has operated this Crash Champions for a couple of years, and wishes to improve the appearance of the buildings and property.
- He proposes to demolish four of the structures and construct a significant building addition to the remaining steel building.



Two photographs of existing Crash Champion facilities. The left photo shows a modern, two-story building at night with interior and exterior lighting. The right photo shows a similar building during the day, featuring a mix of brick and metal siding.

Mr. Ebert has redeveloped several Crash Champion facilities in other communities including New Lenox, Crestwood, Plainfield, and Chicago.

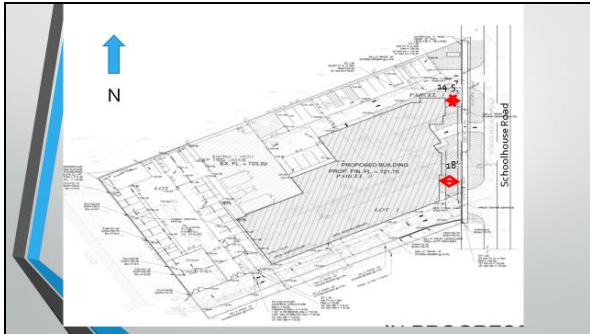
Masonry Relief

- Village regulations require all buildings within the I-1, Light Industrial zoning district to be 100% masonry on the front elevation, and 75% on the remaining elevations.
- The front of the proposed building consists of metal wall panels, exterior insulated finish system (EIFS), face brick, split face block, and metallic wall coverings.
- The elevations show that the remaining portions of the building are to be constructed of steel wall panels with a split face block knee wall on many portions of the steel walls.



Front Yard Setback and Right-of-Way

- The Village has preliminarily designed a road widening project for Schoolhouse Road from 191st Street to LaPorte Road.
- Due to right-of-way constrictions in several areas along this road, the widening project has been put on hold.
- In order to address a minor right-of-way constriction on this property, Mr. Ebert is proposing to dedicate an additional eight feet for roadway purposes.
- This has resulted in the need for a front yard setback variation. The minimum front yard setback in the I-1, Light Industrial zoning district is 30'. The site plan shows a varying front yard setback of 14.5' to 18' along Schoolhouse Road.



Landscape Relief

- Village regulations require landscaping along all property lines and the foundation of the building.
- The petitioner requests variations from these regulations along the west property line and along the southern perimeter of the new building addition.
- Currently, there is no landscaping within these areas. However, if this proposal moves forward, a variation from the landscaping regulations is required because the pavement goes to the property line and building walls.

Project Features

- Portion of Walnut lane will be paved.
- Underground detention.
- 20 parking spaces required – 59 provided.
- Includes a police tow yard

Village Board Direction

- Is the Board in favor of this redevelopment proposal?
- Is the Board comfortable reducing the masonry requirement?
- Is the Board comfortable reducing the setbacks?
- Is the Board comfortable reducing the landscaping requirements?
- Should the proposal be forwarded to the Planning Commission for a Public Hearing?

Village Board Concept

September 5, 2017

Discussion: The consensus of the Board was favorable to the redevelopment proposal including the requested variations related to masonry materials, setbacks along

Schoolhouse Road and landscaping. The Board directed the petition to the Planning Commission for a formal public hearing.

Neighboring business owner, Joe Bunch, asked that he be left enough room to park vehicles for his business. Applicant Matt Ebert, suggested that he would draw up a dimensioned plan for Mr. Bunch to illustrate how his employee parking could be managed.

The Oaks Townhome Development
Community/Economic Development Director Alan Zordan presented this agenda item.

The Oaks Townhomes

Annexation, Rezoning, & Special Use for a PUD


SEC Townline & Francis Roads

Village Board Concept
September 5, 2017


Request

- Third conceptual review of a townhome development located on the southeast corner of Townline and Francis Roads.
- Proposal includes 20 units, ten guest parking spaces, one open space area, and a detention pond on approximately 6.65 acres.
- The property will need to be annexed and rezoned to R-6 Multi-family residential with a Special Use for a Planned Unit Development.

Location: SEC Townline & Francis Roads



Zoning Map



History

- May 15, 2017 – Village Board reviewed a concept plan that showed 22 townhome units, detention pond, and open space area.
 - Petitioner was directed to reduce the density and increase the setbacks.
- June 19, 2017 – Village Board reviewed a concept plan that showed 20 townhome units, one guest parking area, one public & one private street, and a detention pond
 - Petitioner directed to further reduce the density, and make both streets private

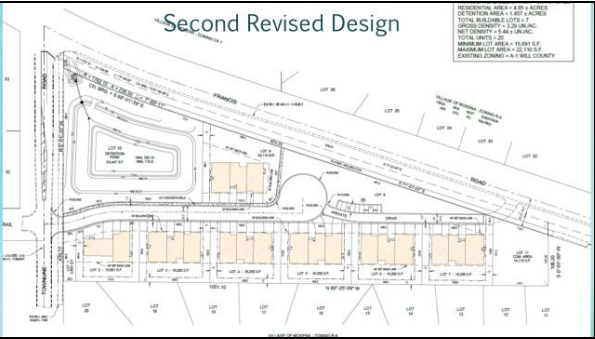
History

- After June 19, 2017 – Petitioner met with his engineer and Village Staff, and informed Staff that Camelot had miscalculated net density calculations on first two plans.
- Once corrected, density was recalculated from 9.8 to 5.4 Units/Acre.
- Staff has double-checked the new numbers and find them to be accurate.

Discussion

- **Third Plan**
 - 20 townhome units
 - Smaller private cul-de-sac street
 - ten guest parking spaces
 - one detention pond
 - open space area added at the east end of development

Second Revised Design



Zoning Requirements

REGULATION	STANDARD	1 st PLAN	2 nd PLAN	3 rd PLAN
Density	7.5 DU / Ac (net)	10.7 DU / Ac (net) (Miscalculated figure)	9.8 DU / Ac (net) (Miscalculated figure)	5.4 DU/AC (net)
Dwelling units		22	20	20
Front yard setback	30'	20'	20'	20'
Rear yard setback	40'	20' – 26'	30'	40'
Side yard setback	15'	10'	13' – 20'	15'

Discussion

- **Lot Size** - Zoning Ordinance requires 6,250 SF of land/dwelling unit.
 - Lots 3 thru 7 are slightly below the minimum lot size requirement.
 - Lot 11 is 14,115 SF with no dwelling units on it. As a result, the overall density of the project is lower.
- **Density** - After recalculation, now 5.35 DU/per acre.
 - Reducing street width, eliminating the units' footprints, and providing green space has accounted for the change.

Discussion

- **Access** – Proposal includes a long, private, cul-de-sac road and one private drive.
- **Utilities** – Available, adequately sized, and within proximity to the subject property.
- **Drainage and Detention** – Petitioner required to provide detention.
 - A wet-bottom detention area is shown on Lot 10.
- **Landscape Buffer** – A line of mature evergreen & deciduous trees, as well as bushes, on the northern perimeter of the single-family Oaks Subdivision



Discussion

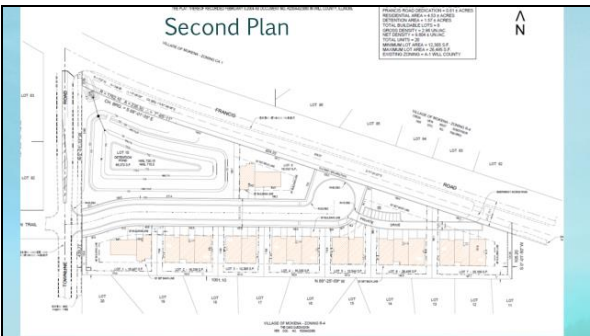
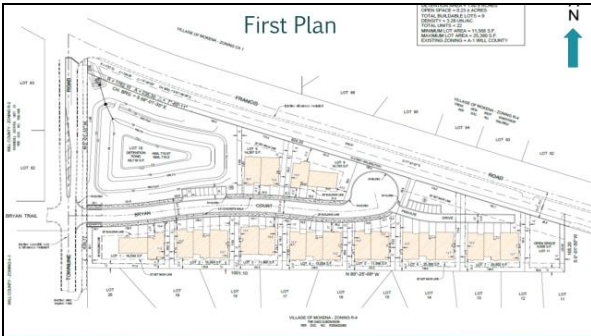
- **Architecture** - Proposed townhome buildings will comply with the first floor masonry requirement.
- **Townhome Unit Sizes** - The townhome units range in size from 1,609 SF to 2,202 SF.
 - Square footage may be increased based on specific unit and options.
 - Minimum SF calculations do not include basement calculations.

Village Board Input

- Is the site/location suitable for 20 Townhome units?
- Should the development plans be forwarded to the Planning Commission?

Discussion

- **Setbacks**
 - Rear and side yard setbacks comply with the minimum setback requirements for the R-6 zoning district.
 - Rear yard setback on the third conceptual plan has been increased from 30' to 40'.
 - Side yard setback is 15'.
 - Front yard setback of 20' does not comply with the minimum 30' front yard setback requirement.
 - Flexibility regarding design standards can be granted with Planned Unit Developments.



Questions?

Discussion: The consensus of the Board was that the density of the project was now acceptable and that the project could move forward through the Village’s development reivew process. The Board did ask that additional landscaping be added where needed along the south property line and that stone “rip-rap” be used around the stormwater retention pond.

Residents of The Oaks neighborhood, Tim Erdan and Chad Arsich, spoke on behalf of The Oaks neighborhood. They agreed that residential townhomes was the appropriate land use for this site and requested additional landscaping along their common property line and that the storm water be managed to keep water from their neighborhood.

Staff Reports:
Village Administrator John Tomasoski, discussed the relief efforts that are currently being organized for Hurricane Harvey and the need for bottled water.

Assistant Village Administrator Kirk Zoellner, Chief Steve Vaccaro and Greg McElyea explained the proposed changes to the Halloween Hollow event sponsored by the Park District for this year.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 7:43 p.m.