

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, September 18, 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:

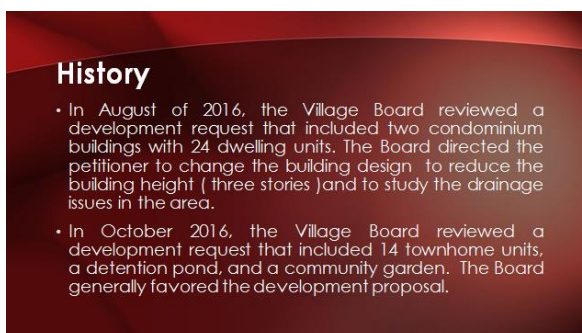
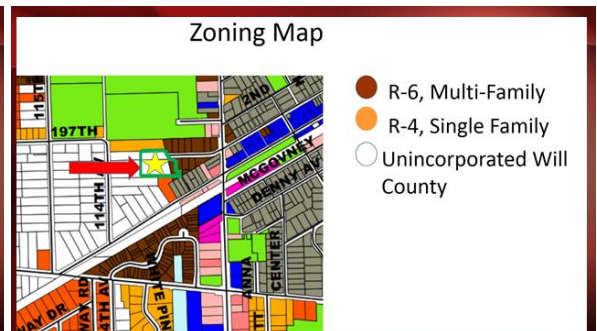
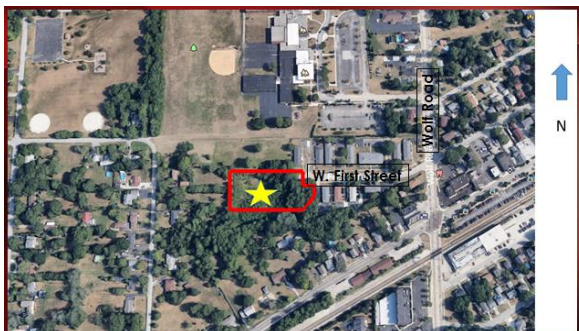
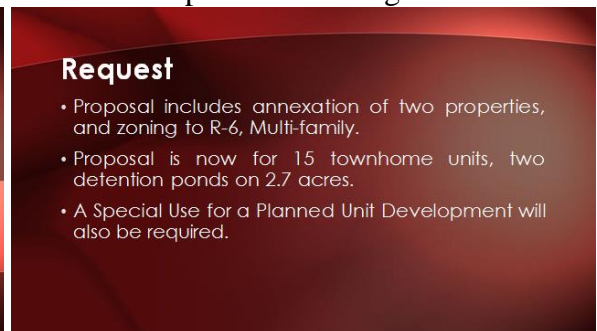
Debbie Engler
George Metanias
Jim Richmond
Joseph Budzyn

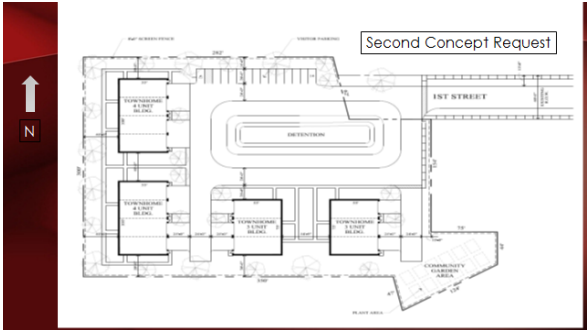
Absent: John Mazzorana and Joseph Siwinski

Also present were the following: Village Clerk Jillian Hersted; Village Administrator John Tomaszoski; Police Chief Steve Vaccaro; Village Engineer, Dan Peloquin, Community/Economic Development Director Alan Zordan; and Village Attorney Carl Buck.

Hickory Sage

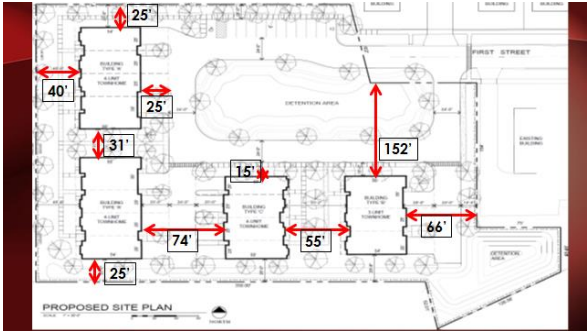
Community/Economic Development Director Alan Zordan presented this agenda item.





REVISED DEVELOPMENT PLAN

- Four one and two-story buildings
- 15 townhome units total
- Two Detention ponds
- Setbacks vary due to PUD request



Discussion

- **Access/Internal Circulation** - The proposed development includes a private road via W. First Street.
- **Utilities** - Utilities are available, adequately sized, and within proximity to serve the subject property.
- **Drainage/Defention** - The detention capacity has increased for the site. A second detention pond has replaced the community garden area.
- **Density** - Has increased due to one additional unit and additional storm water detention.

Architecture - Conceptual

- The proposed townhome buildings will comply with the first floor masonry requirement.

A conceptual architectural rendering showing a row of townhome buildings with a modern design, featuring large windows and a mix of materials.

Village Board Direction

- Is the site/location suitable for a 15 unit townhome development?
- Is the Board comfortable with the number of units and overall layout of the PUD?
- Should the Hickory Sage development plans be forwarded to the Planning Commission?

Discussion:

Village Engineer, Dan Peloquin explained the proposed stormwater improvements and Chuck Smith provided details regarding the architecture of the buildings and site layout. It was noted that the storm water design would help with the drainage problems the existing homes west and south of the site are having and would control storm water run off from the site. However, there are no proposed improvements to the downstream storm water system.

Resident Joe Mihelich of 11209 First Street expressed his concerns with water drainage on First Street. The design engineer, Mike Gingrich explained that in large rain events, water will still flow overland down First Street as it does today but this development will reduce the number of times this happens.

Ken Echternach of 19832 114th Street explained the difficulties with traffic on First Street. Chuck Smith explained a traffic study that was done stating that the impacts would be minimal.

Jim Schlegel of 10732 Revere Road wanted to know who would maintain the trees and other planting around the detention pond. Chuck Smith noted that an Association would own and be responsible for the storm water detention pond.

Matt Alstott of 11306 Front Street asked if there would be fencing around the pond. Chuck Smith stated that there would not.

Following a discussion regarding drainage, density and off-site easements, the consensus of the Village Board was that the project was acceptable and should proceed to the Planning Commission for a formal public hearing.

Curfew and Administrative Adjudication Ordinance Amendments

To ensure compliance with changes in State Statute, Chief Vaccaro discussed and recommended changes to Village ordinances relative to curfew violations and the local adjudication process. The consensus of the Board was to approve the proposed changes at an upcoming Village Board meeting.

Staff Reports

Village Administrator Tomasoski updated the Board on replacing and relocating a section of sidewalk in front of Pioneer Cemetery while the concrete pad is being poured for the cannon.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 7:05 p.m.