

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

Session #002

January 22, 2018

CALL TO ORDER

Mayor 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.

Mayor Fleischer welcomed Brett Sands back into the control room and wished him well on his recovery.

ROLL CALL/ESTABLISHMENT OF QUORUM

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

Jim Richmond
Joseph E. Budzyn
Debbie Engler
Joe Siwinski

Absent: John Mazzorana, George Metanias

Also present were: Clerk Jillian Hersted; Village Administrator John Tomasoski; Finance Director Barb Damron; Assistant Village Administrator Kirk Zoellner; Police Chief Steve Vaccaro; Assistant Public Works Director Mark Detloff; Community/Economic Development Director Alan Zordan; Staff Engineer Dan Peloquin; and Village Attorneys Carl Buck and Lorien Schoenstedt.

DISCOVER MOKENA

N/A

COMMUNITY CALENDAR

Clerk Hersted presented the Community Calendar.

PUBLIC COMMENT

Jim Schlegel commented on the “Year in Review” articles published in the Mokena Messenger. He also spoke about his sustainable New Year’s resolutions and how residents can have a positive impact on the environment and the community.

Mayor Fleischer agreed with Mr. Schlegel’s list of resolutions, however, he asked that Mr. Schlegel not review the entire list at this time. Mayor Fleischer offered to have the list added to the cable scroller.

CONSENT AGENDA

Village Administrator John Tomasoski presented (3) items on the Consent Agenda for Board approval. These items are strictly administrative in nature.

- a. Motion to adopt Resolution No. 2018-R-001, a resolution pertaining to membership in the Chicago Southland Convention and Visitors Bureau and to authorize the Village President to execute same.
- b. Motion to approve an Intergovernmental Agreement between the Village of Mokena and the Illinois Department of Corrections for use of the Firearms Range at Stateville Correctional Center and to authorize the Village President and Village Clerk to execute the same.
- c. Motion to approve minutes from the January 8, 2018 Board Meeting and Work Session.

Trustee Engler made a motion to approve Consent Agenda Items 6 (a), (b), and (c) as depicted in the January 18, 2018 Request for Board Action prepared by the Village Administrator. Trustee Richmond seconded.

AYES: (4) Richmond, Budzyn, Engler, Siwinski

NAYS: (0)

Absent: (2) Mazzorana, Metanias

Motion carried

PRESENTATIONS/APPOINTMENTS/PROCLAMATIONS

N/A

PUBLIC HEARINGS

Trustee Siwinski left the room.

Hickory Sage

Trustee Engler made a motion to open a public hearing to consider an annexation agreement between the Village of Mokena and ALPS Enterprises LLC. Trustee Richmond seconded.

AYES: (3) Richmond, Budzyn, Engler,

NAYS: (0)

Absent: (3) Mazzorana, Metanias, Siwinski

Motion carried

Community/Development Director Alan Zordan presented the Hickory Sage residential development being proposed at approximately 11215 W. First Street.

Mr. Jim Paul of Alps Enterprises, LLC, is requesting annexation of two properties, zoning them to R-6, Multi-family and a Special Use for a Planned Unit Development across three parcels in order to construct 15 townhome units with two detention ponds on 2.7 acres of property. The property is located west of Wolf Road on West First Street.

On August 15, 2016 the Board first reviewed the project. At that time, the Board expressed concerns with issues related to architecture, density, access and drainage. Neighboring property owners also expressed concerns with the project.

On September 18, 2017 Village Board reviewed this request again. The plans had been changed to address the concerns expressed by the Board, staff and neighboring property owners. The Board generally supported the plans and directed staff to forward the plans to the Planning Commission for a public hearing.

On October 19, 2017, the Planning Commission held a public hearing. Upon concluding the public hearing, the Planning Commission felt the proposal was reasonable but that the Village should do everything possible to manage traffic impacts.

At the December 12, 2017 work session, the Board reviewed the Draft Annexation Agreement, Draft Annexation Ordinance, Draft Rezone Ordinance, Draft Special Use Ordinance and Preliminary Plat of Subdivision.

Community/Economic Development Director Alan Zordan reviewed the zoning of the property and discussed access which includes a private road via W. First Street. Utilities are available, adequately sized, and within proximity to serve the subject property.

Mr. Zordan stated that this is a sensitive drainage area and existing residents have expressed concerns regarding a long history of poor drainage. This development should improve local drainage by adding a storm water collection system and detention ponds in accordance with Village storm water management standards. Detention for the site has been accounted for in two detention ponds.

This project will be accessed to and from Wolf Road via West First Street. The Planning Commissioners were concerned with access to Wolf Road during rush peak times and recommended that additional signs be posted at the intersection stating "Do not block street", as well as striping the roadway.

Mr. Zordan reviewed the architecture and quality standards for the townhome units.

Mr. Zordan highlighted notable sections of the Annexation Agreement that addressed the final plat, the special use, on-site road improvements, establishment of a homeowners association, minimum requirements for townhome units, private storm water facilities, taxing body contributions and traffic control improvements for Wolf Road and West First Street. The special use addresses the annexation agreement, first floor brick

requirements, responsibilities of the homeowners association and conditions that must be met in order to execute the final plat of PUD.

Jim Schlegel inquired if aerators would be installed in the ponds as depicted on the landscape exhibits. Architect Chuck Smith stated aerators would be installed. Mr. Schlegel stated that he hopes the Village will be maintaining the ponds and that he would like to see garbage cans along with bags for cleaning up after dogs included in the plans.

Trustee Engler clarified that this is private property and that the village does not maintain ponds on private property.

Mayor Fleischer referenced the renderings of the development and requested confirmation from Chuck Smith that this is what the project will look like.

Trustee Budzyn questioned the landscape in the rendering.

Chuck Smith stated it was an artist rendering and that he could modify it to represent the landscaping that was submitted for approval.

Trustee Budzyn requested clarification regarding the foundation landscaping that would be allowed around each building.

Chuck Smith stated he addressed this issue with staff today and will submit a revised foundation planting which will be the responsibility of the developer with input from the homeowners.

Trustee Budzyn asked about the road striping on Wolf Road and how often it will have to be restriped.

Dan Peloquin, staff engineer responded approximately every 5 years at a cost of about \$2,000.

Trustee Budzyn asked Chuck Smith if he would be willing to escrow funds for the first 20 years to restripe the road.

Chuck Smith declined to escrow but offered the possibility to put it in the dues that the townhome owners have to pay for the restriping.

Trustee Budzyn asked for confirmation that post cards were mailed to nearby residents to notify them of the public hearing.

Mr. Zordan stated postcards were not mailed. The Village's standard practice is to follow State Statutes and publish public hearing notices for Annexation Agreements in the newspaper.

Trustee Budzyn asked why staff sometimes sends out postcards.

Mr. Zordan stated that postcards are sent out to neighboring property owners for concept meetings and letters are mailed for formal public hearings at the Planning Commission.

Administrator John Tomasoski added that traditionally if someone would like specific verification of items coming up again, calls are made to interested parties.

Trustee Budzyn commented that it was interesting that no one showed up tonight when final action was supposed to be taken.

Mayor Fleischer stated that the Plan Commission did their job by explaining to residents what was going to be followed through on and what was going to be done. Mayor Fleischer commented that the residents feel comfortable with the project and therefore, didn't feel they needed to attend tonight's meeting.

Chuck Smith stated that several people spoke with him at the Plan Commission meeting and indicated to him that since the drainage issue had been addressed they would support the project.

Trustee Engler made a motion to close the public hearing. Trustee Richmond seconded.

AYES: (3) Richmond, Budzyn, Engler,
NAYS: (0)
Absent: (3) Mazzorana, Metanias, Siwinski
Motion carried

Trustee Engler made motion to table item 9(a) for further consideration by notice of a Regular Meeting of the Village of Mokena Board of Trustees. Trustee Richmond seconded.

AYES: (3) Richmond, Budzyn, Engler,
NAYS: (0)
Absent: (3) Mazzorana, Metanias, Siwinski
Motion carried

Trustee Siwinski returned to the room.

OLD BUSINESS

N/A

NEW BUSINESS

N/A

VILLAGE ADMINISTRATORS COMMENTS

Village Administrator Tomasoski requested Community/Economic Development Director Alan Zordan update the Board on development and business activities. Mr. Zordan provided an update on pending development projects, announced new businesses, and highlighted health food.

Village Administrator John Tomasoski provided information on an upcoming volleyball competition between the Mokena Jr. High staff and members of the Mokena Fire and Police Departments. He also commented on the recent grand opening/ribbon cutting at Accelerate Speedway.

TRUSTEE'S COMMENTS

Trustee Engler encouraged everyone to attend the Volley for a Cure competition.

CLERK'S COMMENTS

N/A

MAYOR'S COMMENTS

Mayor Fleischer sent his condolences to Sheriff Kelley on the loss of his wife Leigh Anne.

RECESS REGULAR SESSION

Mayor Fleischer called for a motion to recess the regular session and go into work session.

Trustee Engler made a motion to recess Regular Session and go into Work Session at 7:38 p.m. Trustee Richmond seconded.

AYES: (4) Richmond, Budzyn, Engler, Siwinski
NAYS: (0)
Absent: (2) Mazzorana, Metanias
Motion carried

RECONVENE REGULAR MEETING

Trustee Siwinski made a motion to reconvene into Regular Session at 7:43 p.m. Trustee Engler seconded.

AYES: (4) Richmond, Budzyn, Engler, Siwinski
NAYS: (0)
Absent: (2) Mazzorana, Metanias
Motion carried

EXECUTIVE SESSION

Mayor Fleischer requested a motion to enter into executive session to discuss 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)

Trustee Engler made a motion to enter into Executive Session at 7:44 p.m. 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). Trustee Richmond seconded.

AYES: (4) Richmond, Budzyn, Engler, Siwinski

NAYS: (0)

Absent: (2) Mazzorana, Metanias

Motion carried

RECONVENE REGULAR MEETING

Trustee Richmond made a motion to reconvene into Regular Session at 8:05 p.m. Trustee Siwinski seconded.

AYES: (4) Richmond, Budzyn, Engler, Siwinski

NAYS: (0)

Absent: (2) Mazzorana, Metanias

Motion carried

ADJOURNMENT

Trustee Engler made a motion to adjourn the Regular Session at 8:06 p.m. Trustee Siwinski seconded.

AYES: (4) Richmond, Budzyn, Engler, Siwinski

NAYS: (0)

Absent: (2) Mazzorana, Metanias

Motion carried

Respectfully submitted,

Frank A. Fleischer, Village President

ATTEST:

Jillian Hersted, Village Clerk