

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, March 25, 2019

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 7:42 p.m.

ROLL CALL

The following Trustees were present:

Joseph Budzyn
Debbie Engler
Jillian Hersted
George Metanias
Jim Richmond
Joseph Siwinski

Also present were: Clerk Melissa Martini; Village Administrator John Tomasoski; Finance Director Barb Damron; Police Chief Steve Vaccaro; Community/Economic Development Director Alan Zordan; Public Works Director Lou Tiberi; Assistant Public Works Director Mark Detloff; and Village Attorney Carl Buck.

Building Codes Draft Ordinance

Community/Economic Development Director Alan Zordan presented this item.

**Building Code Update
Discussion**



Village Board Workshop
March 25, 2019

Adoption Process

- New codes adopted every 5-6 years. (last updated in 2013)
- Keeps the Village's construction standards up to date.
- Input from the Electrical Commission, Fire District, and code consultants.
- Local amendments prepared for each code as needed.

Proposed Codes for Adoption

- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Property Maintenance Code
- The Fire Prevention Code
- 2017 National Electric Code
- 2018 International Mechanical Code



Updates Elevator Code Requirements

- Provides for the latest standards for Elevators, Escalators, Moving Walks and Conveyances.
- Required by the State Fire Marshall's Office.





Amendments

- 7,500 sq.ft. threshold for fire suppression.
- Certain Assembly uses such as restaurants remains at 5,000 sq.ft.
- All electric to be in conduit.
- Electric Services on the side of houses.
- Arch Fault breakers required for residential construction for power and lighting circuits.
- Requires additional electrical grounding for residential homes.



Issues



- Fire Suppression systems for new homes –
 - ✓ New trend in codes for home construction.
 - ✓ Adds \$10,000 to \$15,000 to the cost of a typical new home.
 - ✓ Is proposed as an option for builders and not mandated at this time.
 - ✓ Will re-evaluate with each updating of our construction codes.

Village Board Input

- Questions regarding the new codes or their amendments
- Staff will work with legal counsel and consultants to prepare final ordinance for future Board adoption.

Building Code Update Discussion



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Issues



- Energy Code –
 - ✓ Illinois Public Act 096-0778 requires municipalities to enforce the 2012 IECC.
 - ✓ Increased “R” values in walls and ceilings.
 - ✓ Higher efficiency lighting.
 - ✓ Greater efficiency requirements for windows and doors.
 - ✓ Blower door testing/duct testing.

Discussion:

Trustee Metanias stated that he has reviewed the code amendments and believes everything is in order. He pointed out certain standards for electrical contractors to become registered and apply for permits.

Trustee Budzyn asked when the new codes would go into effect.

Alan Zordan recommends that they go into effect on July 1, 2019. This will allow staff to educate certain contractors to the new standards.

The consensus of the Board was to move forward with preparation of the final documents for adoption at a future Board meeting.

Trustee Siwinski left the room.

Front Street Streetscape
Village Administrator John Tomasoski presented this item.

Front Street STREETSCAPE

Wolf Road to Division Street

March 25, 2019
Work Session

Background

- Staff met with Rick Bernardin and walked site
- Bernardin’s has suggested 4 quadrants for Front Street

- 1 Wolf Road to Mokena Street: North Side
- 2 Mokena St. to Division Street: North Side
- 3 Wolf Road to Mokena Street: South Side
- 4 Mokena Street to Division Street: South Side

- Quadrants 1 – 3 would be a mix of landscape and pavers, Quadrant 4 would be all pavers
- Estimated cost - \$120,000 total for all quadrants

Quadrant Map



- Quadrant 1
- Quadrant 2
- Quadrant 3
- Quadrant 4

Quadrants One & Three



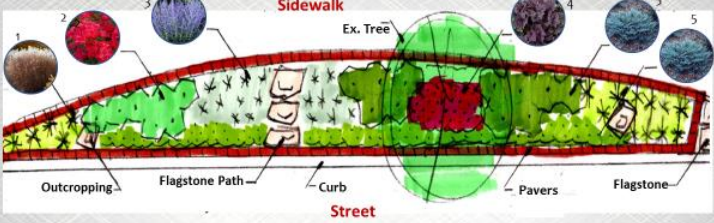
Site List		
B1	Bed Size	7 @ 60' ±
B2	Bed Size	5 @ 40' ±
B3	Bed Size	2 @ 20' ±
▲	Flagstone Path/Access Points	10 @ 5' ±
★	Focal Point – Gateway/Plaza/Corner	3

Quadrants Two & Four

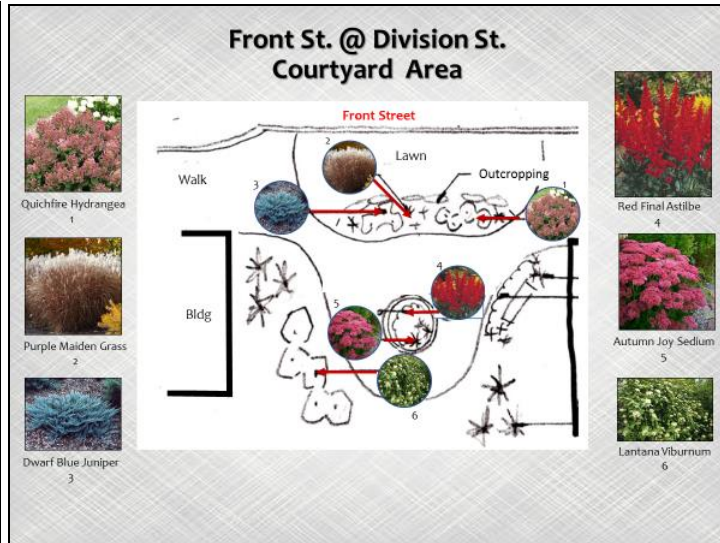
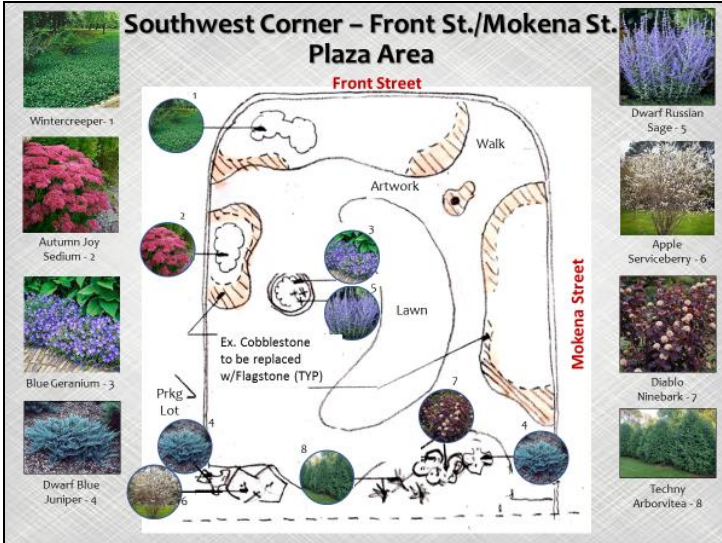
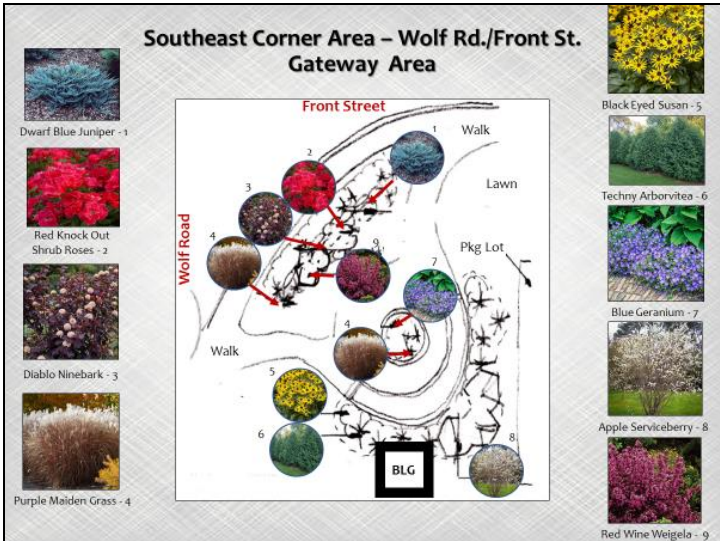
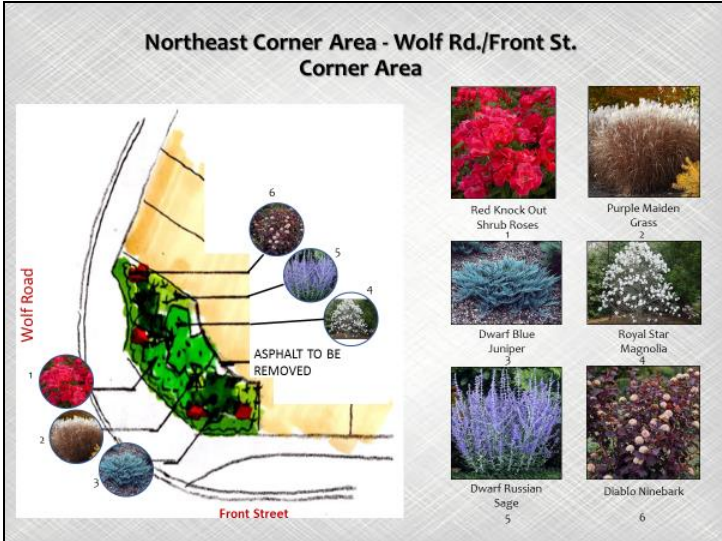
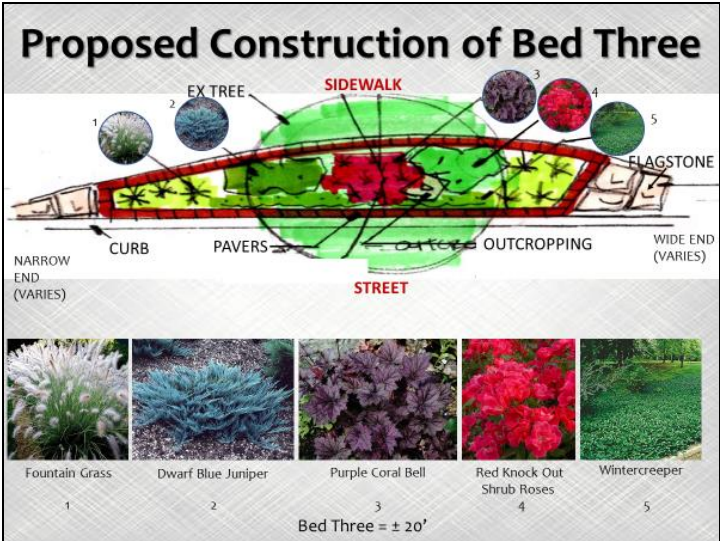
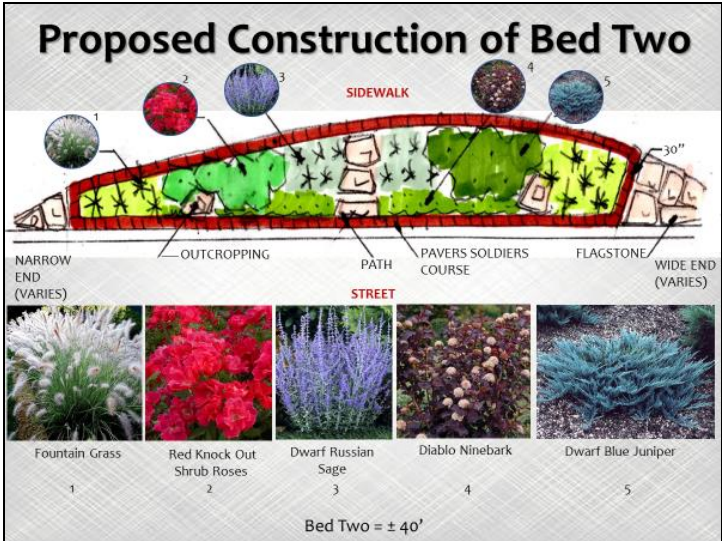


Site List		
B1	Bed Size	5 @ 60' ±
B2	Bed Size	4 @ 40' ±
B3	Bed Size	2 @ 20' ±
D1	Paver Area	4 @ 60' ±
D2	Paver Area	2 @ 40' ±
D3	Paver Area	2 @ 20' ±
▲	Flagstone Path/Access Points	7 @ 5' ±
★	Focal Point - Courtyard	1

Proposed Construction of Bed One



Bed One = ± 60'



Plant List			
BED 1, 2 & 3			
SYM	QUA	DESCRIPTION	SPEC
17	300	PURPLE CORALBELL	1 GAL
6	216	PURPLE MAIDEN GRASS	2 GAL
18	178	DWARF BLUE JUNIPER	5 GAL
5	178	RED KNOCK OUT SHRUB ROSE	5 GAL
14	236	DWARF RUSSIAN SAGE	1 GAL
5	1560	WINTERCREEPER	3" p
100	210	TOP SOIL	cu yd
64	148	SHREDDED HARDWOOD MULCH	cu yd
216	2230	TOWNHALL PAVERS	sq ft
74	520	FLAGSTONE STEPPERS	sq ft

COMMON AREAS Corner, Plaza, Gateway & Courtyard			
SYM	QUA	DESCRIPTION	SPEC
17	17	TECHNY ARBORVITEA	6" b
6	6	QUICHFIRE HYDRANGEA	5 gal
18	18	DWARF BLUE JUNIPER	5 gal
5	5	DIABLO NINEBARK	3" b
14	14	RED KNOCK OUT SHRUB ROSE	5 gal
5	5	APPLE SERVICEBERRY	8' b
5	5	LANTANA VIBURNUM	3' b
5	5	RED WINE WEIGELA	5 gal
2	2	ROYAL STAR MAGNOLIA	5' b

COMMON AREA PERENNIAL LIST			
SYM	QUA	DESCRIPTION	SPEC
36	36	Red Final Astilbe	1 gal
100	100	Black Eyed Susan	1 gal
64	64	Blue Geranium	1 gal
216	216	Purple Maiden Grass	2 gal
74	74	Autumn Joy Sedum	1 gal
26	26	Dwarf Russian Sage	1 gal
322	322	Wintercreeper	3" p

PROPOSED OPTIONS		
Option One	Option Two	Option Three
DEMOLITION/PAVER INSTALLATION 1. COBBLESTONE REMOVED AND STORED \$12,500 2. BEDS AREAS GRADES RESTORED 5,000 3. UNAPPROVED PLANTS REMOVED 1,250 4. EXISTING PLANTS PRUNED 1,000 5. EXISTING OUTCROPPING POWERWASHED AND RESET 10,000 6. TOP SOIL IN BEDS 5,000 7. PAVER INSTALLED SCREEDING IN JOINTS 40,000 8. LAWN AREAS SODDED 2,500 9. BARK MULCH 2,500 ESTIMATED COSTS \$79,750	PLANTINGS 1. ALL PLANTINGS INSTALLED IN BEDS \$30,000 2. BEDS SHALL BE TOP DRESSED WITH BARK MULCH 6,000 3. BEDS MAINTAINED 2,500 4. DEBRIS REMOVED 1,500 ESTIMATED COSTS \$40,000	COMMON AREAS 1. ALL PLANTINGS INSTALLED \$12,500 2. BEDS SHALL BE TOP DRESSED WITH BARK MULCH 4,000 3. OUTCROPPING RESET 7,500 4. LAWN AREA RE-ESTABLISHED 2,500 5. BEDS MAINTAINED 2,500 6. DEBRIS REMOVED 1,000 ESTIMATED COSTS \$30,000
* PREPARE BID DOCUMENTS: \$21,950 * PERFORM MATERIAL LAYOUT/CONSTRUCTION OBSERVATION: \$17,500		

Discussion:

Trustee Hersted was in favor of moving forward with option one. She was ok with some live plantings but was not in favor overall of option 2. Regarding option 3, she would like to see the Northeast corner of Wolf and Front improved but none of the other locations.

Trustee Budzyn wanted the cobble stones removed and that is all. He was not in favor of spending money on any of the three options. He suggested that each business owner provide their own plantings and maintain them.

Trustee Metanias was in favor of option one. He was concerned with the maintenance costs of option two. He was in favor of the plan for the northeast corner of Wolf and Front but not options two or three. He did state that he preferred paver bricks for walking surfaces as opposed to flagstone.

Trustee Engler was in favor of option one but also preferred paver bricks for walking surfaces instead of flagstone. She was in favor of ground cover treatments that were not plants due to the maintenance costs. She also was in favor of the plan to improve the northeast corner of Wolf Road and Front Street.

Trustee Richmond expressed concern with the cost of the labor and supplies and noted the need to address other gateways in the community. He suggested allowing the property owners to maintain the portions in front of their businesses. He did favor installing a couple access walkways and perhaps addressing the northeast corner of Front and Wolf Road. He indicated that he could support up to \$50,000 in improvements.

Mayor Fleischer hoped the Board is willing to put time, effort and money into the downtown as the Village moves forward. He suggested a questionnaire may assist the Board in this process.

Mayor Fleischer asked Trustees Metanias and Hersted to work with Administrator Tomasoski and Public Works Director Tiberi on preparing a plan based on the input provided by the Board.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 8:27 p.m.