

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Tuesday, May 26, 2020

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 7:31 p.m.

ROLL CALL

Joseph E. Budzyn (via telephone)
Debbie Engler (via telephone)
Jillian Hersted (via telephone)
George Metanias (via telephone)
Jim Richmond (via telephone)
Joe Siwinski (via telephone)

Absent:

Also present were: Clerk Melissa Martini via telephone; Village Administrator John Tomasoski and Village Attorney Carl Buck were present in person.

Public Hearing – Chandler Services

Economic and Community Development Director Alan Zordan, Village Engineer Dan Peloquin and Building & Planning Director Matt Ziska entered the Board Room.

Trustee Siwinski made a motion to re-convene the Public Hearing to consider the Special use Permit pursuant to Village of Mokena Ordinance Number 2015-O-009. Trustee Engler seconded.

AYES: (6) Budzyn, Engler, Hersted, Metanias, Richmond, Siwinski

NAYS: (0)

Absent: (0)

Motion carried

Discussion:

Attorney Buck provided the Board with a summary of the project for the remaining issue before the Board. During the last public hearing on May 18, 2020, Trustee Budzyn stated that he was not comfortable with the smaller berm with six trees that is currently being proposed. He felt there should be additional screening for residents that live behind the business and suggested a second berm with evergreens at the north side of the creek and south of the southern facing bay doors to create additional screening in line with the original plan. Trustee Richmond agreed with Trustee Budzyn's comments. Counsel for Chandler Services indicated that such additional screening could be agreed to. Mayor Fleischer and Trustee Siwinski both stated they wanted to see what the screening would look like and requested verification that it would not impact the current engineering design. Mr. Ashack informed the Board he would work with his engineer to provide a drawing for the additional screening for the Board's review and have his engineer advise him of any engineering concerns this may cause.

Prior to this public hearing, Staff received a revised grading plan that calls to increase the evergreens from six to eleven across the top of the proposed berm and partially down the eastern slope towards the creek on the south side of the creek. In furtherance of that revised grading plan, Scott Schreiner from DesignTek indicated the additional tree plantings will not impact the compensatory storage calculations. Staff concurs that such revised plan should not impact FEMA review/approval of the proposed engineering/map amendment. The property owner and engineer advised that the additional screening could not be placed north of the creek because the turning radius of trucks entering the south bay doors prevented reducing the depth of the parking lot.

Trustee Budzyn questioned what the total number of trees was and why they would be placed lower than the berm. During the discussion, it was determined that Trustee

Budzyn was reviewing the initial landscape design that was attached to the proposed Special Use Amendment and not the revised grading plan showing the location of the additional proposed screening. As part of the discussion, Scott Schriener from DesignTek explained that the trees were set on 20 foot centers totaling 11 trees which is 5 more than the prior submission. Further, Mr. Schriener explained that the additional trees would not be substantially lower than the other trees with only 2 trees lower by approximately 1-2 feet. In total, Mr. Schriener explained that the revised grading plan was only 10 feet shorter than the original berm called for in the 2015 ordinance. Trustee Budzyn indicated that he was confused by the proposal and stated that the screening would not screen the neighbors to the south. Other members of the Board indicated that the plan was acceptable to them as part of the SUP amendment and that it should be included as an exhibit to the Ordinance. Following that discussion, Attorney Buck advised the Board that based on their direction, the amendment would be placed on the agenda for approval on June 8, 2020 and that a motion to recess the public hearing would be in order for that date.

Trustee Siwinski made a motion to recess the Public Hearing to June 8, 2020 concerning Mokena Ordinance 2015-O-009. Trustee Engler seconded.

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

NAYS: (1) Budzyn

Absent: (0)

Motion carried

Staff Updates

Village Administrator John Tomasoski informed the Board that Village staff was continuing to evaluate any grant options for the Wastewater Treatment Plant upgrades.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 8:04 p.m.