

BOARD OF TRUSTEES WORK SESSION
11244 Willowcrest Lane, Mokena, Illinois 60448
Monday, June 15, 2020

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 6:00 p.m.

ROLL CALL

Joseph E. Budzyn
Debbie Engler
Jillian Hersted
George Metanias
Jim Richmond
Joe Siwinski

Absent: None

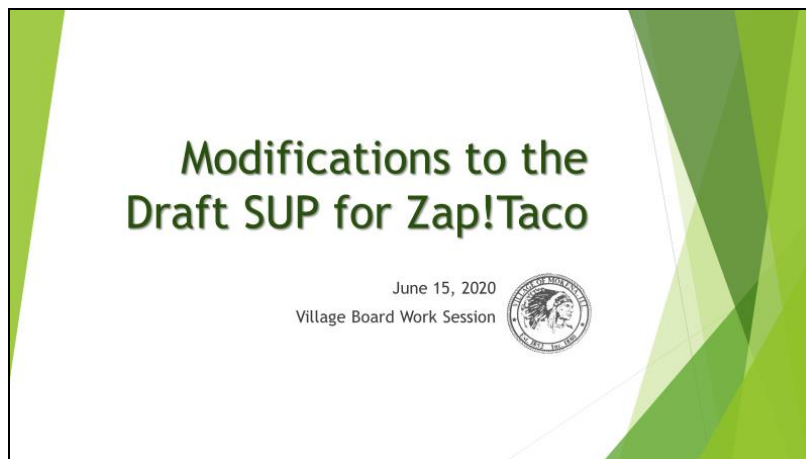
Also present were: Clerk Melissa Martini; Village Administrator John Tomasoski; Assistant Village Administrator Kirk Zoellner; Chief of Police Steven Vaccaro; Community and Economic Development Director Alan Zordan; Building and Planning Director Matt Ziska and Village Attorney Carl Buck.

Zap! Taco

19711 Mokena Street – Proposed Revisions to the Draft SUP/PUD for Zap!Taco

Trustee Siwinski left the room.

Building and Planning Director Matt Ziska presented the following item.



Overview:

Applicant/Property Owner - Luke Kotara

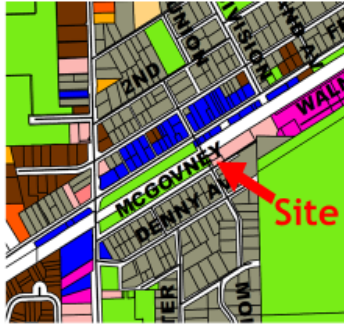
Request - SUP and Rezone

Location - 19711 Mokena Street



Current Street View

REZONE OVERVIEW:



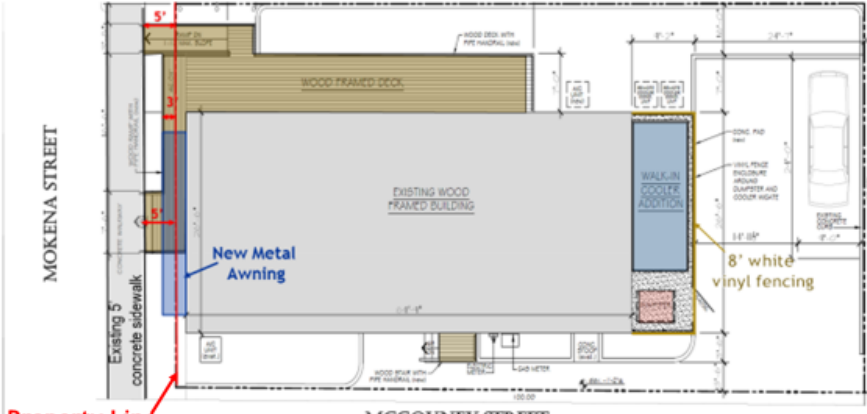
ZONING MAP LEGEND:

- C-1, Traditional Shopping Dist.
- C-4, Traditional Downtown Dist.
- R-5, Single-Family Residential
- P-1, Public/Conservation Dist.

Development Standards	Current Zoning		Districts				Proposed Zoning	Subject Lot
	C-1	C-1A	C-2	C-3	C-4			
Minimum Lot Size	12,000 sq. ft.	1 acre	3 acres	10 acres	5,000 sq. ft.		4,635 sq. ft.	
Minimum Lot Frontage	80 ft.	125 ft.	150 ft.	300 ft.	50 ft.		46 ft.	
Yards	Front	30 ft.	30 ft.	50 ft.	50 ft.	Same as adjacent lot 15' for corner lots	1.5 ft.	
	Side	10 ft.	10 ft.	10 ft.	10 ft.	n/a	6.5 - 6.9 ft.	
	Rear	30 ft.	30 ft.	30 ft.	50 ft.	10 ft.	34 ft.	
Maximum Height	35 ft.	35 ft.	35 ft. (9)	35 ft. (9)	35 ft.		22 ft.	
Floor Area Ratio	1.0	1.0	0.35	0.35	2.0		0.37	


SPECIAL USE OVERVIEW:

- Relief from minimum lot size and frontage (width) standards
- Approval to have an outdoor dining area w/ alcohol sales
- Approval of certain right-of-way encroachments along Mokena Street




Property Line


Proposed Façade Improvements:



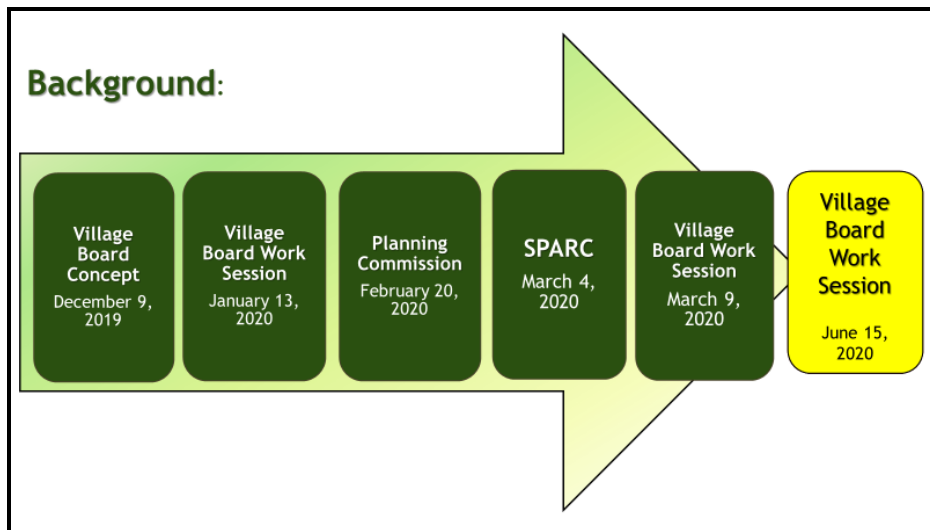
PROPOSED WEST COLOR ELEVATION



PROPOSED NORTH COLOR ELEVATION



PROPOSED TRIM COLOR
 JAMES HARDIE - BOOTHBAY BLUE



Requested Revisions:

- ▶ **Section 1 (e)** - Owner shall improve the existing principal structure in general conformance with the building elevations attached hereto as Exhibit "C".
Proposed Revision → Paint existing siding in lieu of installing new hardiboard siding
- ▶ **Section 1 (h)** - Owner agrees that there will be no State Sanctioned Video Gaming Terminals allowed on the premises.
Proposed Revision → Approval to install video gaming terminals

Village Board Direction:

1. Is the Board comfortable with funding the proposed façade and sign improvements (\$11,000) through the TIF fund, or should the petitioner paint the existing siding?
2. Is the Board willing to authorize the use of video gaming terminals under the proposed SUP request?

Discussion: The petitioner, Luke Kotara had no additional information to present.

Trustee Budzyn questioned the desired location of the video gaming terminals and asked if the interior layout would need to be reconfigured. Luke Kotara responded by stating that one of the interior booths would need to be removed in order to make room for the video gaming terminals. Trustee Budzyn also inquired about the availability of nearby handicapped parking spaces, to which Building and Planning Director Matt Ziska replied that there are accessible parking spaces in the McGovney Street Metra Lot across the street and along the south side of Front Street – just north of the Metra tracks.

Trustee Budzyn then asked for clarification on how the proposed TIF-based incentive would be structured, and whether the Village would be applying the current guidelines of the Façade and Sign Grant Program, or the modified standards that were presented by Staff earlier in the year.

In response, Building and Planning Director Matt Ziska stated that the proposed TIF-based incentive would be structured around the Village's Façade and Sign Grant Program, and provide for up to 50% reimbursement of certain improvement costs –

including \$10,000 (maximum) towards eligible façade improvements, and \$1,000 (maximum) towards eligible sign improvements. Village Attorney Carl Buck further noted that the design guidelines for the TIF-based incentive should align with the current standards of the Façade and Sign Grant Program since the proposed modifications have not been formally adopted by the Board yet.

Upon conclusion, the consensus of the Board was in favor of utilizing up to \$11,000 of TIF funds as an incentive toward making the proposed façade and signage upgrades; however, the Board was not in favor of allowing video gaming at this time. The Board suggested that the petitioner try to open the proposed business without video gaming initially, and if necessary, he could ask the Board to reconsider it one year after opening.

Boulder Ridge Phase 4

Amendment to the Annexation Agreement for Boulder Ridge Phase IV

Trustee Siwinski entered the room.

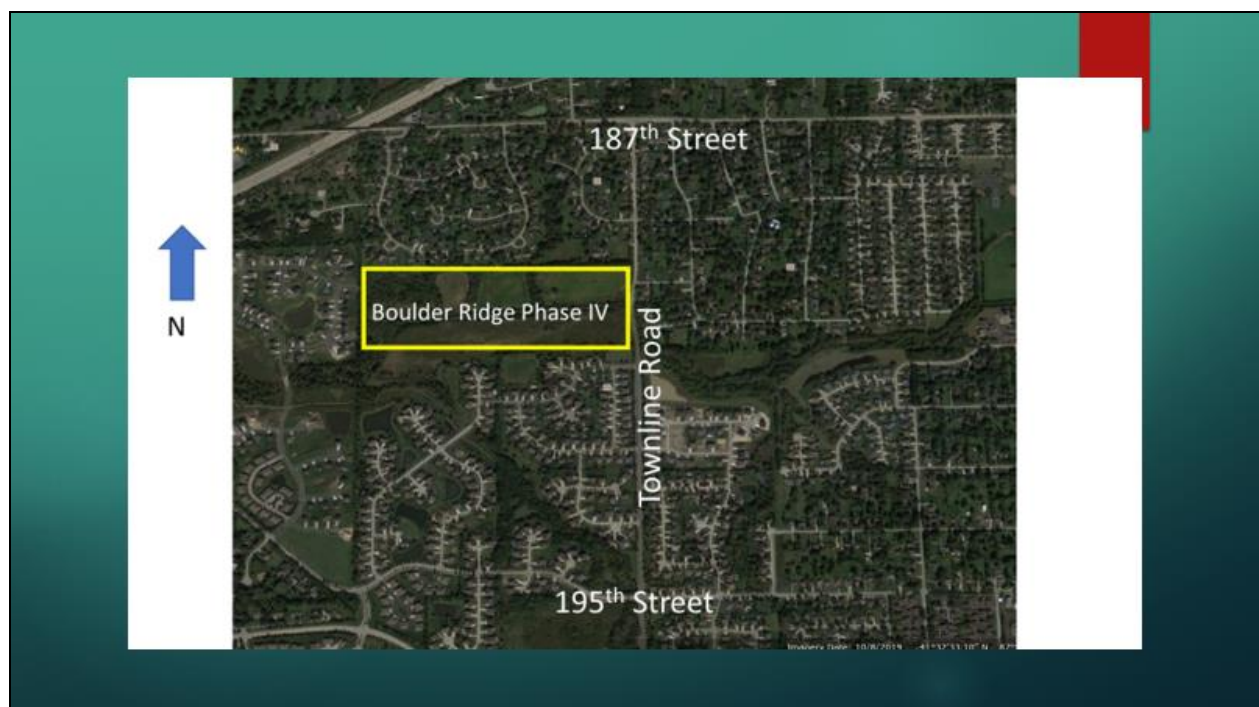
Community and Economic Development Director Alan Zordan presented the following item.

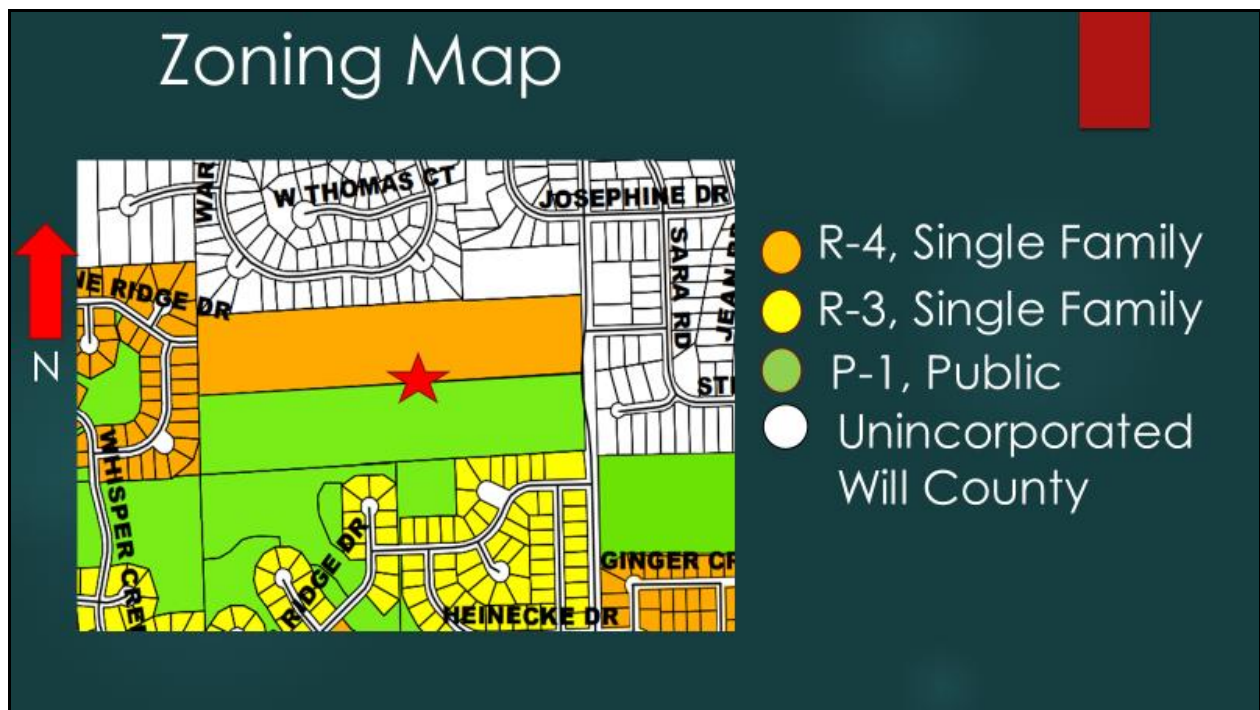
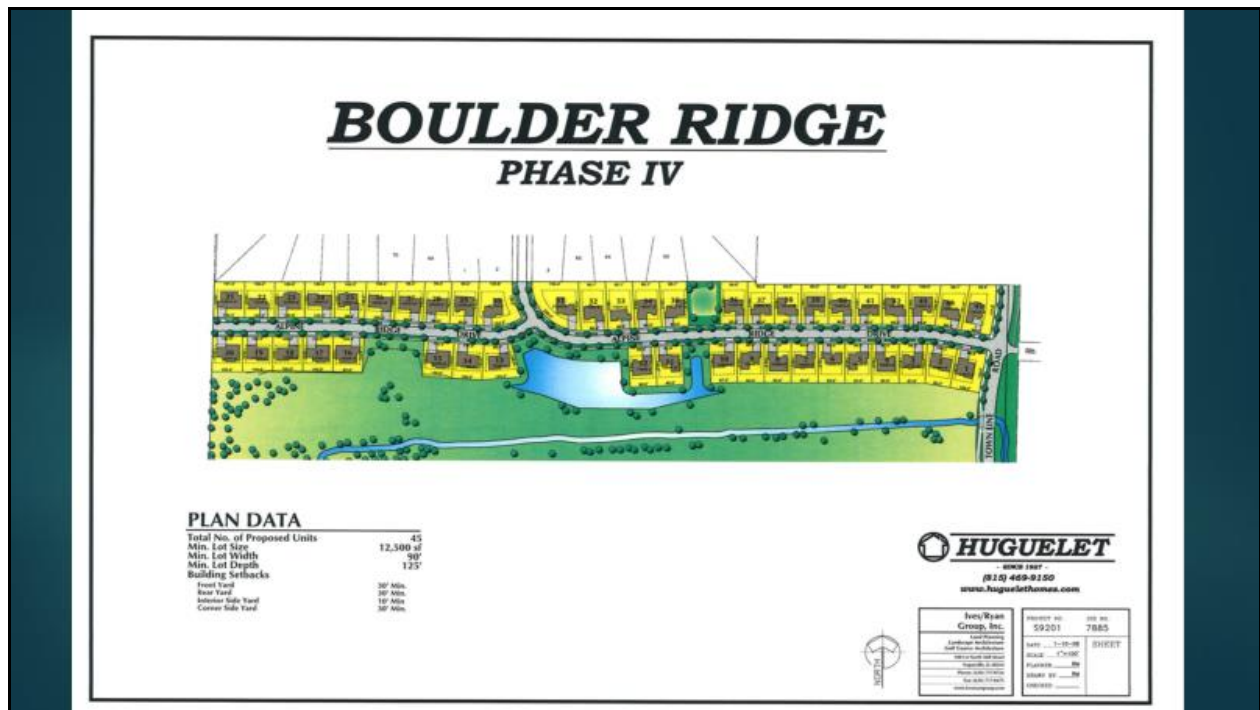
Boulder Ridge Phase IV

ANNEXATION AGREEMENT AMENDMENT
VILLAGE BOARD WORK SESSION
JUNE 15, 2020

Request

- ▶ Proposal to develop the property with 45 single-family lots as per the approved preliminary plat.
- ▶ Request - An Amendment to the Annexation Agreement as it relates to improvements for the Townline Road bridge and a bicycle/pedestrian path.

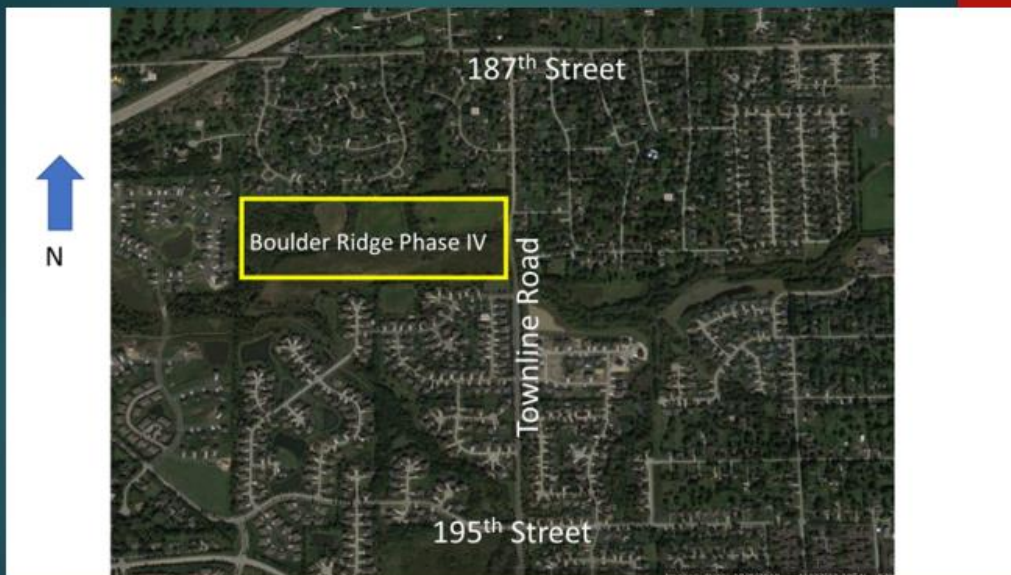




History

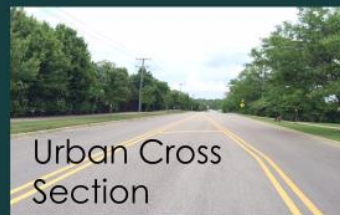
- ▶ June 9, 2003, the Village Board approved an Annexation Agreement and a preliminary plat for 239 single-family and 117 multi-family dwelling units.
- ▶ Phase I approved in 2003.
- ▶ Phases II and III approved in 2005.
- ▶ The economic recession hit in 2007 significantly slowing single family home construction.

- ▶ On January 21, 2008, proposal to rezone the subject property from R-4, Single Family, to the R-6 Multi-Family to allow for the construction of 81 townhome units.
- ▶ The Village Board rejected this request in that it did not comply with the Comprehensive Plan.
- ▶ During the 2008 construction season, the Village widened Townline Road to a 40 ft.-wide fully urbanized curb and gutter cross section from 187th to Phase IV.



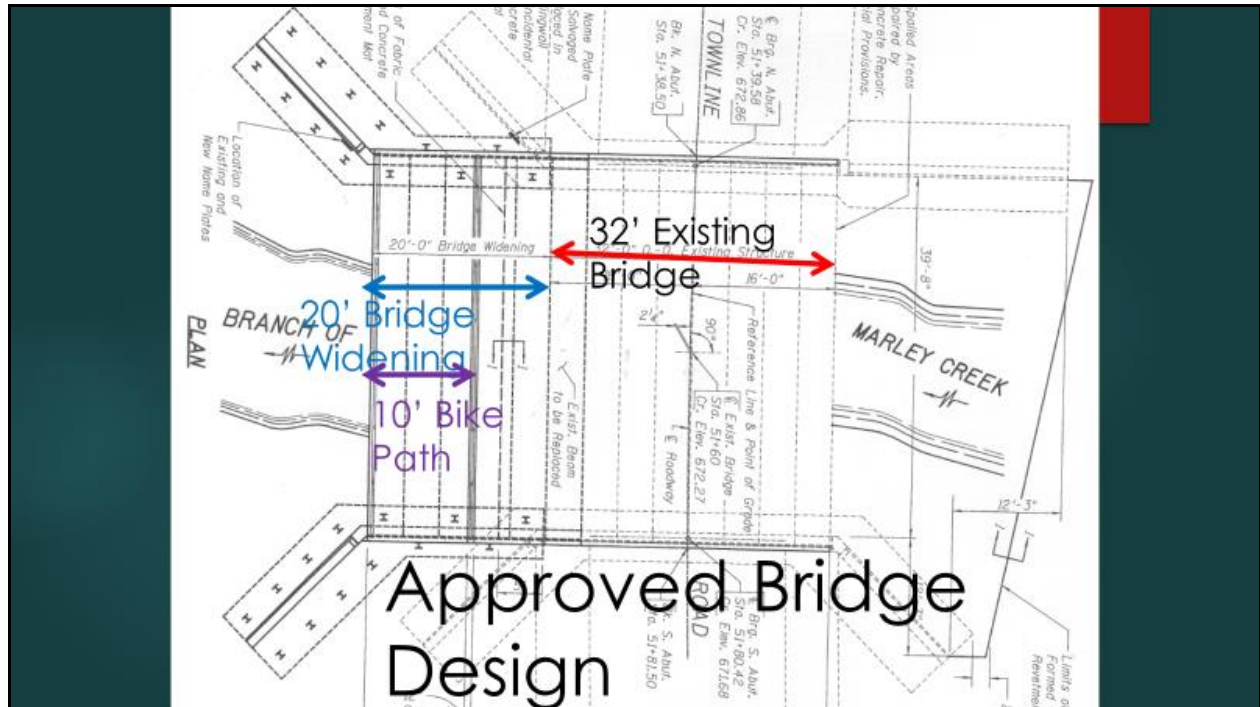
Townline Road and Bridge

- ▶ The majority of Townline Road is a 40 ft.-wide fully urbanized road with curb and gutter.
- ▶ The existing bicycle/pedestrian path terminates at Blackthorne Ridge Drive and resumes just north of the subject site.



Annexation Agreement Requirements

- ▶ Improve Townline Road to a forty-foot-wide arterial street with curb and gutter.
- ▶ This improvement shall include the widening of the roadway crossing over Marley Creek and the installation of a ten-foot wide bicycle/pedestrian path along the West Side of the road.



APPROVED BICYCLE/PEDESTRIAN PATH

- ▶ The approved 10ft.-wide path is to be located on the west side of the bridge, and a concrete barrier is to be placed between the vehicular and pedestrian traffic.
- ▶ The Whisper Creek Subdivision has a bridge with a bicycle/pedestrian path on both sides of the bridge like the approved Boulder Ridge bridge.



Approved Bridge Discussion

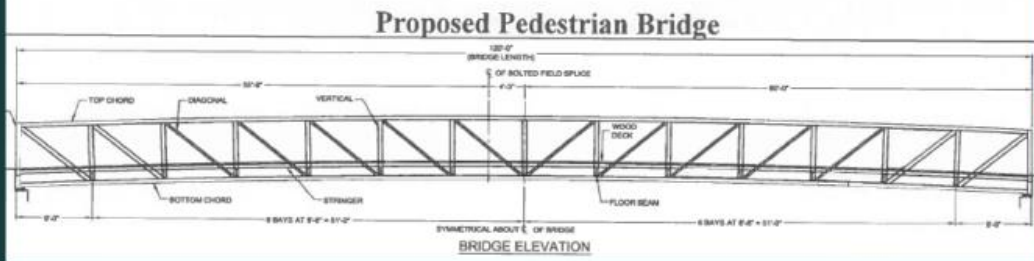
- ▶ In December of 2019, F.H Pashen Design estimated the cost of widening the bridge with the path per the engineering plans to be about **\$709,150.00**. This estimate includes earth work, erosion control, and materials.

COST ESTIMATE FOR WIDENING THE EXISTING BRIDGE

IDOT Number	IDOT description	Unit	QT	Unit Price	Total Price
20200100	Earth Ex	CY	150	\$55.00	\$8,250.00
20201200	Rem & disp Unsuitable	CY	50	\$150.00	\$7,500.00
25100630	Erosion Control Blanket	SY	400	\$5.00	\$2,000.00
50201101	Cofferdam Typ I	Ea	2	\$75,000.00	\$150,000.00
51201600	FUR STL Pile HP 12x53	FT	1320	\$95.00	\$125,400.00
51202305	Driving Piles	FT	1320	\$50.00	\$66,000.00
54004000	Precast Box Culvert	Lsum	1	\$350,000.00	\$350,000.00
Total					\$709,150.00

Annexation Agreement Amendment

- ▶ Petitioners have stated that the project is not economically feasible without eliminating some of the improvement costs.
- ▶ Petitioners are requesting to leave the bridge "as is" and construct a separate 10ft-wide by 120 ft.-long bicycle/pedestrian path west of Townline Road.



Similar Existing Bridges



- ▶ The January 2020 cost estimate submitted by Contech Engineered Solutions estimates that this option will cost approximately **\$112,565.00 to complete.**

Pedestrian Bridge Details

Continental Pedestrian Bridge

Length - 120'-0" Long
 Width - 8'-0" Wide
 Style - Connector H-Section (AASHTO Express)
 Finish - Self Weathering Steel
 AASHTO LRFD Design
 90 PSF Live Load
 H-5 (10,000 LB) Vehicle Load
 Nominal 3 inch thick treated wood decking
 Steel Toe Rail
 Steel Rub Rail
 Horizontal Steel Safety Rails placed at a 4 inch maximum opening placed on the inside of the truss
 Teflon & Stainless Steel Bearing Pads
 Steel Cover Plates at both ends of the bridge

Bridge to be shipped in Two sections with an approximate total lifting weight = +/- 45,400 LBS

Total = \$112,565.00 Plus Tax (Delivery to Mokena, IL Included)

Summary

- ▶ The developer of Boulder Ridge Phase IV is required to complete the Townline Road bridge improvements which would make the entire roadway from Francis Road to 187th Street into a 40 ft.-wide urbanized cross section.
- ▶ The petitioner believes that the bridge improvements are not financially feasible with a single-family home product.
- ▶ Is proposing a 10 ft.-wide bicycle/pedestrian path across Marley Creek that will be separate from the roadway bridge.

Village Board Direction

- ▶ Is the Board comfortable having a separate pedestrian path along the west of Townline Road?
- ▶ Is the Board comfortable with leaving the bridge "as is"?

Discussion: The applicant's attorney, Tom Cana, provided additional background information on the parcel and the financial difficulties tied to the construction of the bridge. He noted that the original developer lost the project before his client purchased it from the bank.

Trustee Budzyn noted that the profits from the first phases of development should have been set aside for the bridge work. Tom Cana agreed, but stated that they were not.

Trustee Budzyn asked if the bike path could be separated from the bridge and still have the bridge widened at a cost savings. Jason Hunt, representative for the developer, stated that this approach was unlikely to provide a significant cost savings, but was willing to consider it.

Trustee Siwinski stated that he was OK with leaving the bridge as-is because the current configuration forces traffic to slow down before crossing it. Trustee Siwinski also indicated that he was open to the petitioner constructing a separate 10' wide pedestrian bridge.

While the Board was split over widening the bridge versus leaving it as-is, Mayor Fleischer indicated that he was in favor widening the bridge at this time.

Attorney Cana thanked the Board for their consideration and agreed to revisit the costs of widening the bridge with his client.

Automated License Plate Reader Cameras (ALPR) Update

Chief of Police Steven Vaccaro stated that at the direction of the Village Board in February 2020, the police department researched Automated License Plate Reader (ALPR) camera systems. These systems provide timely data to patrol officers in the field to include stolen vehicles, stolen license plates and wanted subjects entering the Village and has an investigative tool to assist the police department's investigations division.

Staff evaluated systems that the Village would own, with a preliminary first year start-up cost of approximately \$208,000 for twelve ALPR cameras. This cost would not include contracting a consultant to assist with research, the request for proposal process and the employment of an ALPR vendor. Staff also researched Flock Safety, an ALPR vendor who leases their cameras for \$2,000 per year, per camera. A twelve-camera system lease would cost the Village \$24,000 per year, for a five-year contract period. Flock Safety has no reoccurring maintenance, software, update or upgrade costs and there is no cost for system installation.

Staff has identified camera locations that would provide substantial coverage of Village entry points. Chief of Police Steven Vaccaro spoke with police chiefs from Barrington Hills, South Barrington, Skokie, Vernon Hills, Libertyville and Darien who have gone through the research and evaluation process for ALPR systems (to include the request for proposal process). They either have or are planning to contract with Flock Safety.

Chief of Police Steven Vaccaro recommended Flock Safety would be the suitable option and that the Village should commit to the trial period prior to June 30, 2020 in order to take advantage of the current pricing structure. The Village Board agreed and directed that this be presented at the June 22, 2020 Board Meeting for approval.

Staff Reports

Trustee Hersted provided an update on the potential for the Village to create a Facebook page. Although it was anticipated the Village could create an “outward” only Facebook page, it was determined that is not the case. The Board discussed various ways to handle and/or address Facebook comments.

Village Administrator Tomasoski discussed the submittals for recent grant opportunities made available through Rebuild Illinois Grant Programs. As details became available on the restrictions and applicability of the programs, staff focused on projects that were the Village’s best options pursuant to the program criteria. All grants have a component that considers financial strength as well as economically underserved communities. It is unlikely Mokena will score well in these areas because of the Village’s strong financial wellbeing. Targeting the best projects that fit each grant program, the following are being pursued:

1. Applying for a Fast Track Program Grant for the Wastewater Treatment Plant
2. Applying for a Public Infrastructure Grant for the Wastewater Treatment Plant
3. Applying for a Public Infrastructure Grant for repainting/maintenance on the East Water Tower
4. Applying for a Public Infrastructure Grant for the watermain/sanitary/roadway improvements along Alta Vista Way

A public hearing will be conducted at the June 22, 2020 Board Meeting as part of the application to fulfill the public notice and input component of the grant application process.

Village Administrator Tomasoski advised the Board the City of Chicago recently notified Oak Lawn that the 2.45% water rate increased proposed pre-COVID-19 will still go into effect on June 1, 2020. Therefore, staff will prepare an ordinance amendment to include this increase for next week’s Board Meeting.

Village Administrator Tomasoski discussed the letter included in his Staff Report regarding Mr. Gorski. Various ideas were discussed, however, there was no consensus to make any changes at this time.

Assistant Village Administrator Kirk Zoellner advised the Board that the Mokena Park District (MPD) recently indicated they would not allow the fireworks display for the 4th of July on their property due to COVID-19 and concerns regarding their insurance coverage. MPD would provide additional information regarding their decision next week. The Board directed staff to research other property in the community that could be utilized for the fireworks display and present to the Board at next week’s work session.

Executive Session

Trustee Engler made a motion to enter into executive session to discuss litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting pursuant to 5 ILCS 120/2(c)(11) and 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 Metanias seconded.

AYES: (6) Engler, Siwinski, Hersted, Richmond, Budzyn, Metanias
NAYS: (0)
Absent: (0)
Motion carried

Reconvene Work Session

Trustee Engler made a motion to reconvene the work session at 8:38 p.m. Trustee Richmond seconded.

AYES: (6) Engler, Siwinski, Hersted, Richmond, Budzyn, Metanias
NAYS: (0)
Absent: (0)
Motion carried

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 8:38 p.m.